# BETTER HOMES AT LOWER COST

## BUILD YOUR HOME AT A GREAT SAVING

## STANDARD HOMES COMPANY

WASHINGTON, D. C.

AVERY LIBRARY
COLUMBIA UNIVERSITY

# You Can Build Your Home

## *at a Great Saving by Blue Prints That Cut Construction Costs*

THE complete working plans for the homes shown herein have been prepared over a period of months by architects who devote their entire time to the planning of individual homes.

¶The first guiding thought in the preparation of each plan was for comfort and convenience in every detail, and the second was to arrange all dimensions so that standard length materials can be used without waste.

¶Attention is called especially to the fact that all designs are given foundation sizes that will enable the contractor to lap all the first and second floor joists on the center sills and carrying partitions without additional cutting.

¶The large framing sections of the plans show the most rigid construction required by the building codes of any city, and this is accomplished without additional cost by practical, standardized methods.

¶The plans for all designs show four elevations with the proper alignment of all windows, doors and chimneys, and the floor plans give the exact locations for all openings. This permits rapid construction without expensive errors.

¶The detail sheets show clearly the right construction for all outside finish and thus enable the contractor to give the exactness in minor details which means so much to the completed home.

¶From four to six blue prints, approximately 18 x 24 to 30 inches in size, are required for the average house, and these are invariably furnished in duplicate, so that the owner and contractor may each have a copy for reference.

General Agreement forms, with specifications attached and made a part of the agreement, are furnished with duplicate plans for any house for only $20. Any plans purchased may be returned within two days, if they have not been used for securing cost estimates or loans—in other words, if they have not rendered a service

*Plans Delivered in 24 to 48 Hours*

## STANDARD HOMES COMPANY

COLORADO BUILDING · · · WASHINGTON, D. C.

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*Book No. 17* *Price 50 cts.*

# Better Homes at Lower Cost

*A collection of*

## MODERN · HOMES

STANDARDIZED AS TO DIMENSIONS

THE homes illustrated in this plan book have been designed so that stock length materials may be used without waste, and practically all windows and doors are of standard designs usually carried in stock by local lumber dealers.

By applying this simple system of standardization to home construction a considerable amount of waste is eliminated which enables the builder to cut building costs to the lowest minimum.

It has required months and years of painstaking effort, by *men who know,* to bring before prospective home builders the many practical, money-saving ideas offered by this system of standardized construction, and a little study of the plans shown will convince any thoughtful person of their merits.

*All house designs shown herein are copyrighted, and are to be constructed only when our trade-mark plans are used*

STANDARD HOMES COMPANY

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*An approximate cost sheet for all house designs will be furnished free on request*

## PLANS FURNISHED ON APPROVAL

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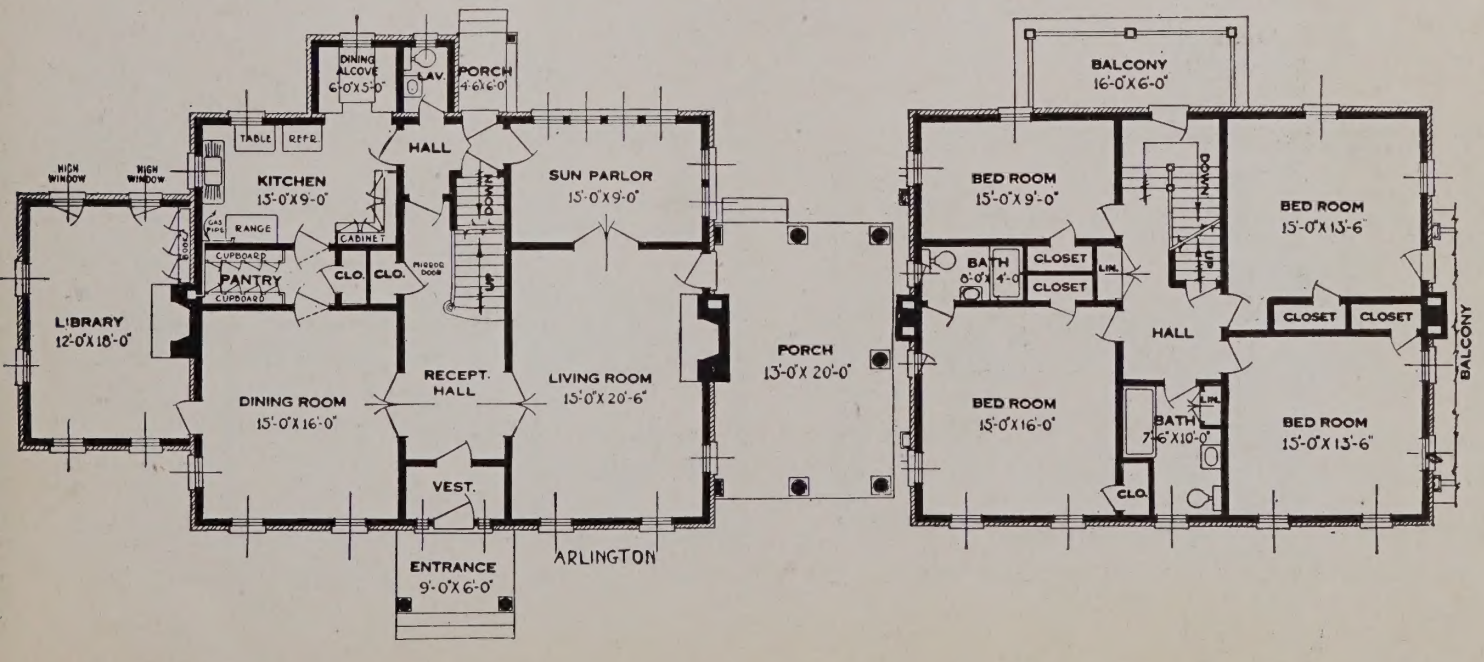
ALL PLANS ARE SO PREPARED AS TO PERMIT FRAME, STUCCO, BRICK OR TILE CONSTRUCTION

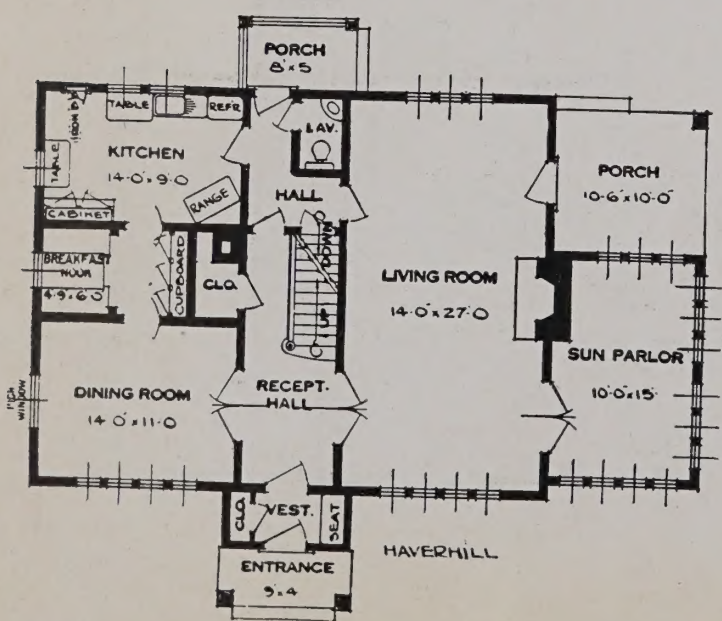
# The ARLINGTON

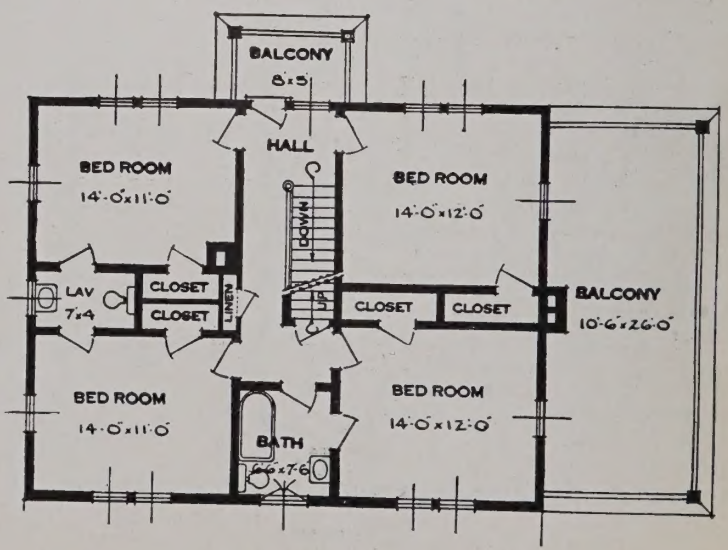
The Arlington is staunch, stately and altogether exact and pleasing in every detail. It has both individuality and charm that will last for generations. It will be accepted gladly in the most highly restricted communities of any city.



# The HAVERHILL

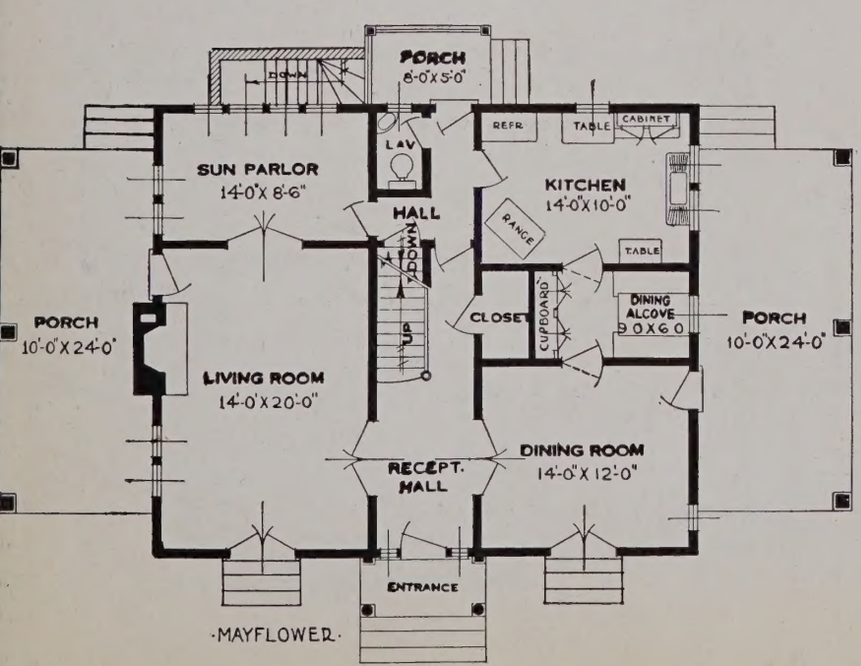
The Haverhill is equally attractive in shakes or shingles as outside finish. Wide siding is also correct for this pleasing Colonial, and the color can be white, light gray, or weathered green. It is true to type and is one of the most inexpensive homes in its class.

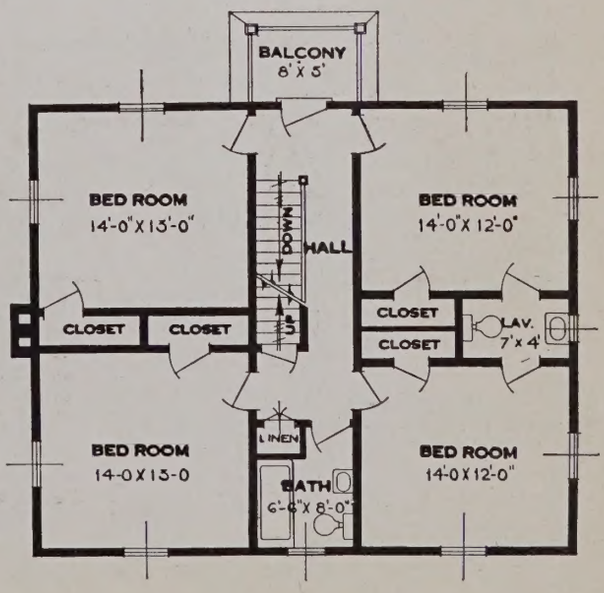


# The MAYFLOWER

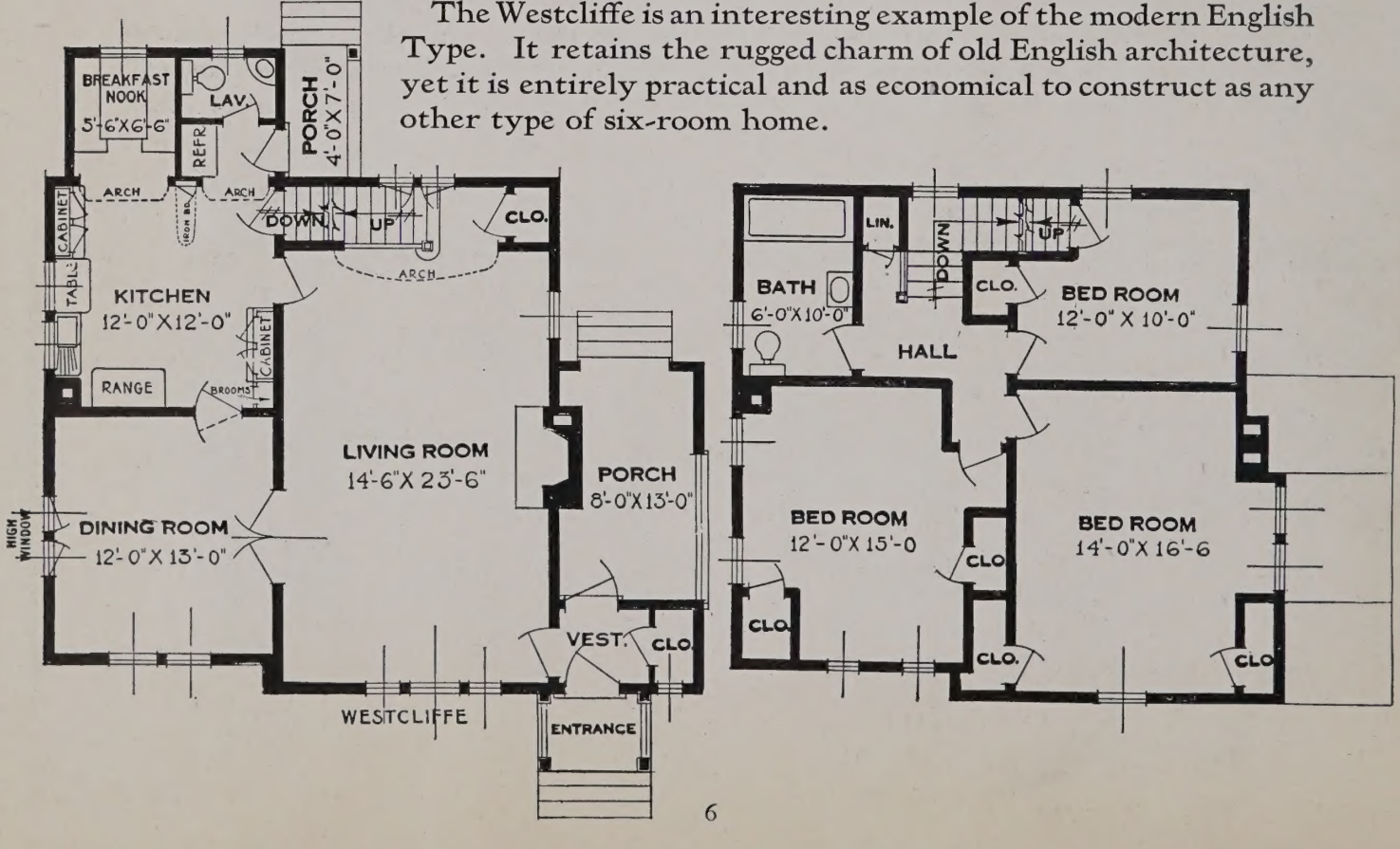
The Mayflower is modern to the minute, yet its general lines of construction are generations old. Nothing of the Colonial has been lost and much of the new, in minor details and interior arrangement, has been added.



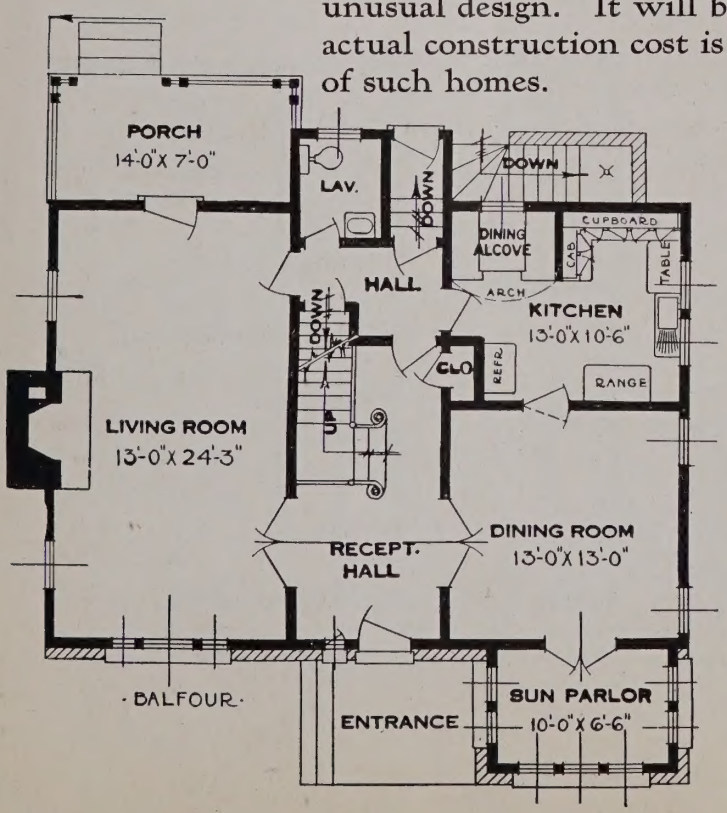
# The WESTCLIFFE

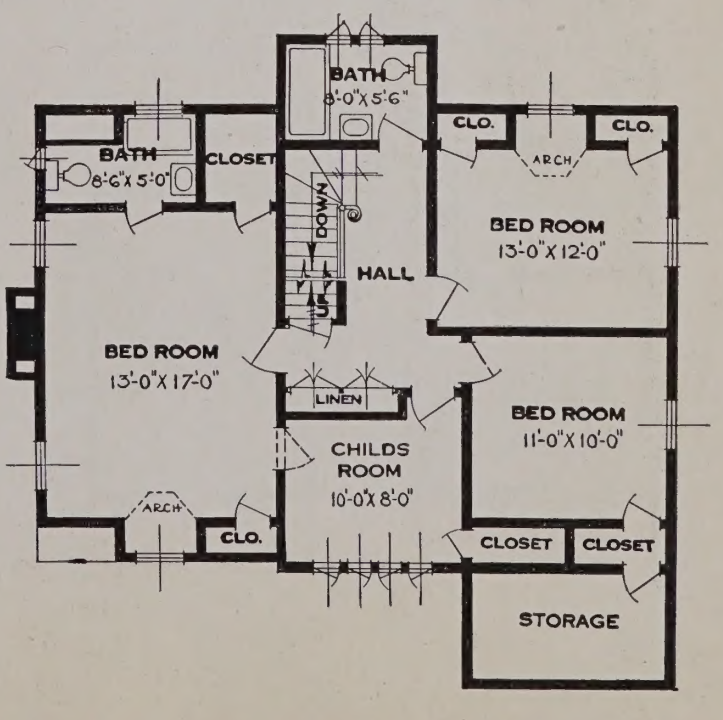
The Westcliffe is an interesting example of the modern English Type. It retains the rugged charm of old English architecture, yet it is entirely practical and as economical to construct as any other type of six-room home.



# The BALFOUR

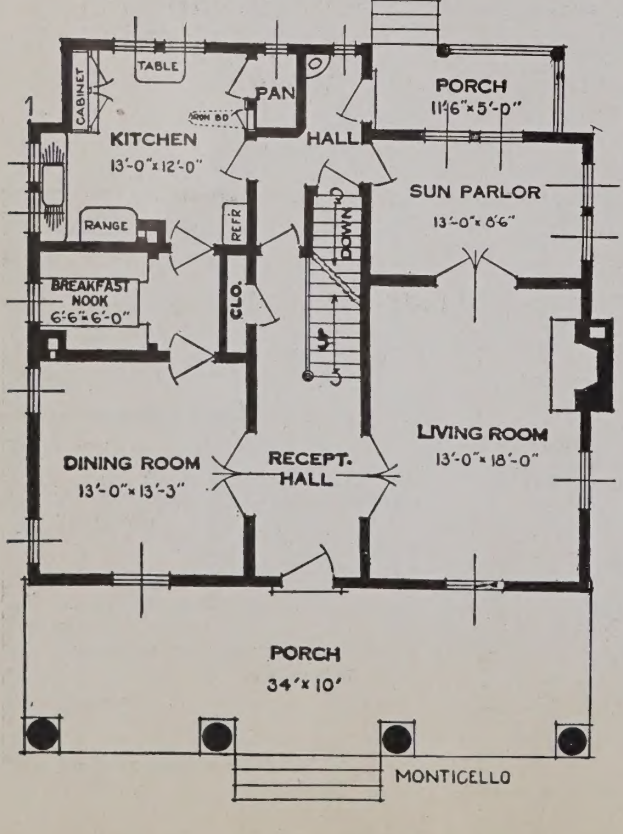
Lovers of English architecture will give careful consideration to this most unusual design. It will be a surprise when it is discovered that the actual construction cost is only about one-half the usual selling price of such homes.

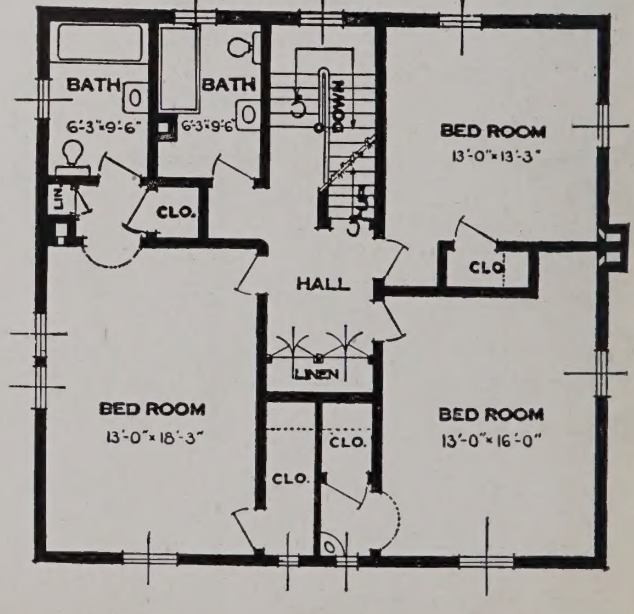


# The MONTICELLO

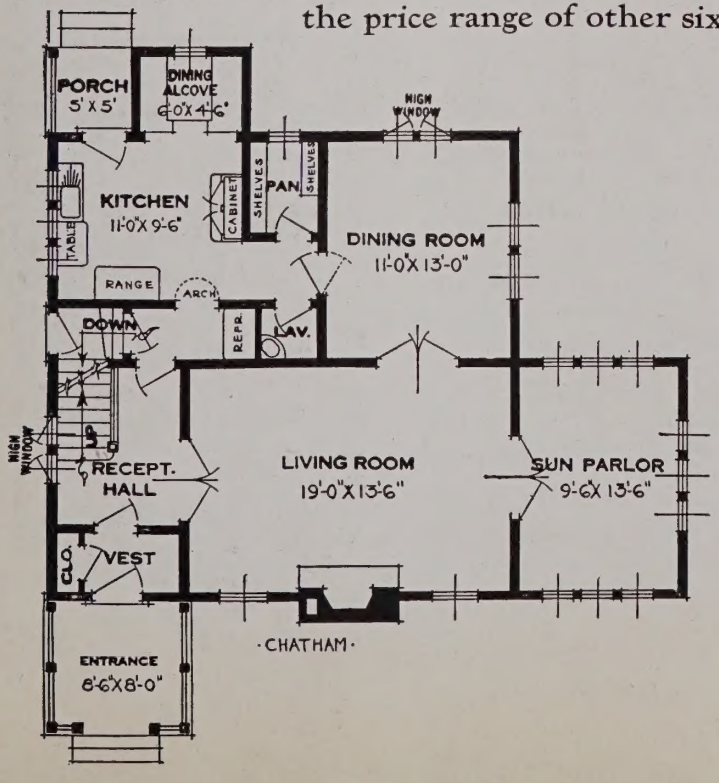
The Monticello is more than a mere house. In the truest sense of the word, it is a home to be loved for a lifetime.

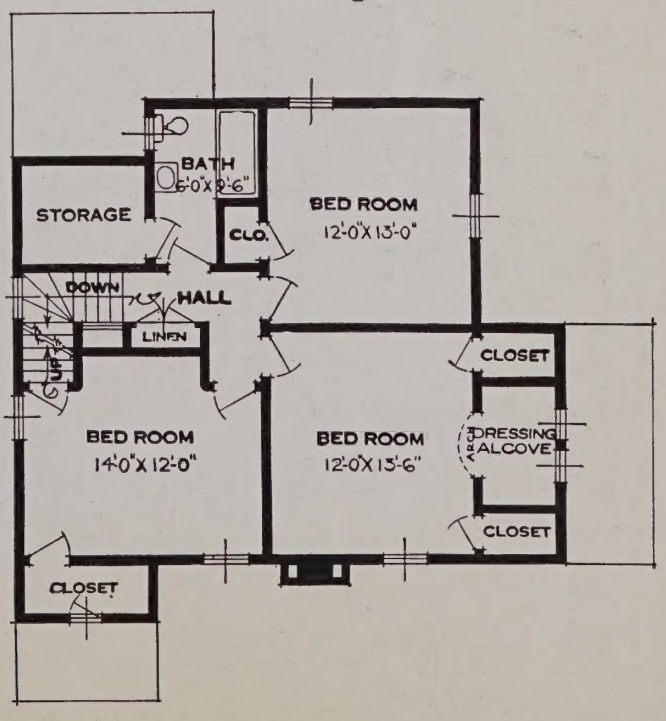


# The CHATHAM

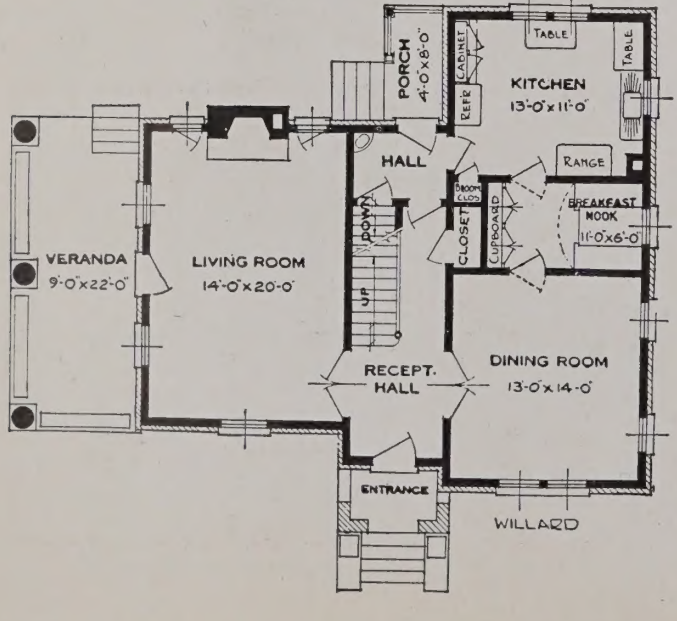
There is no suggestion of anything cheap about The Chatham. It could easily be the right or left wing of an English mansion with no thought or consideration given to expense in construction. But in actual cost it is easily within the price range of other six-room homes of modern design.

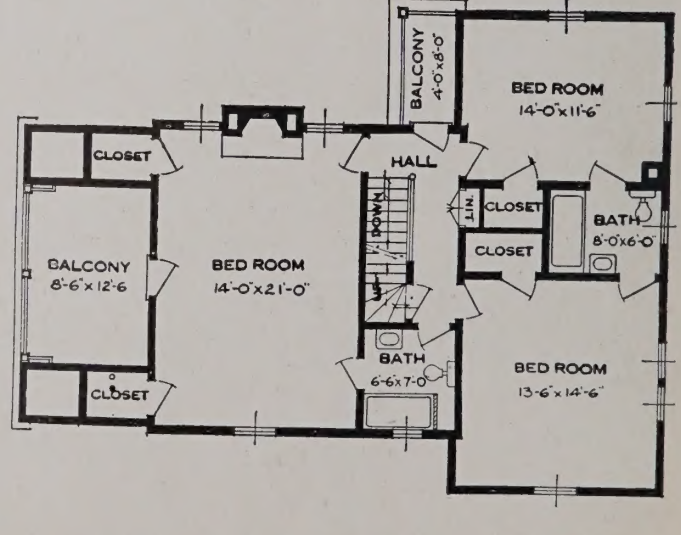


# The WILLARD

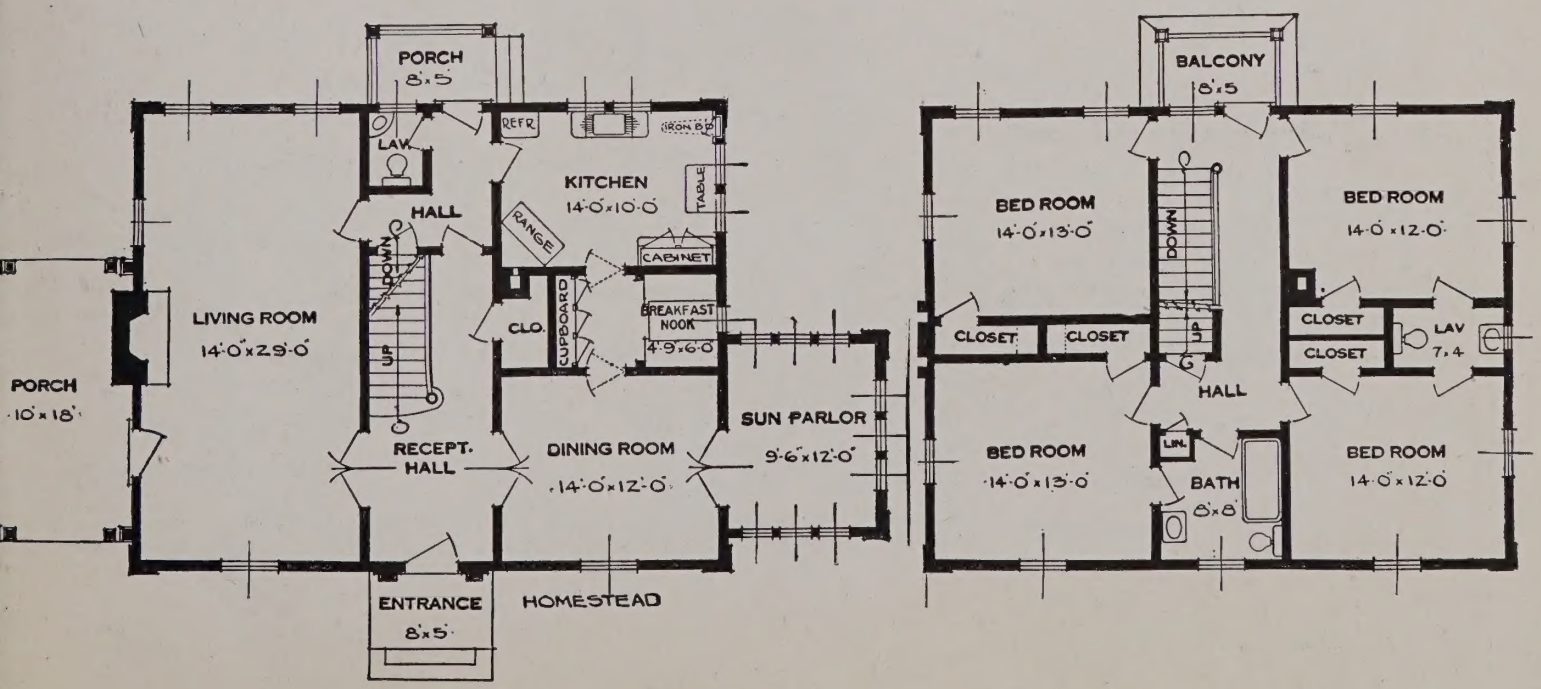
The Willard is in a class alone, and it is within reach of those whose ideals demand beauty in abundance and whose wills calmly and fearlessly affirm that substitutes are unacceptable.



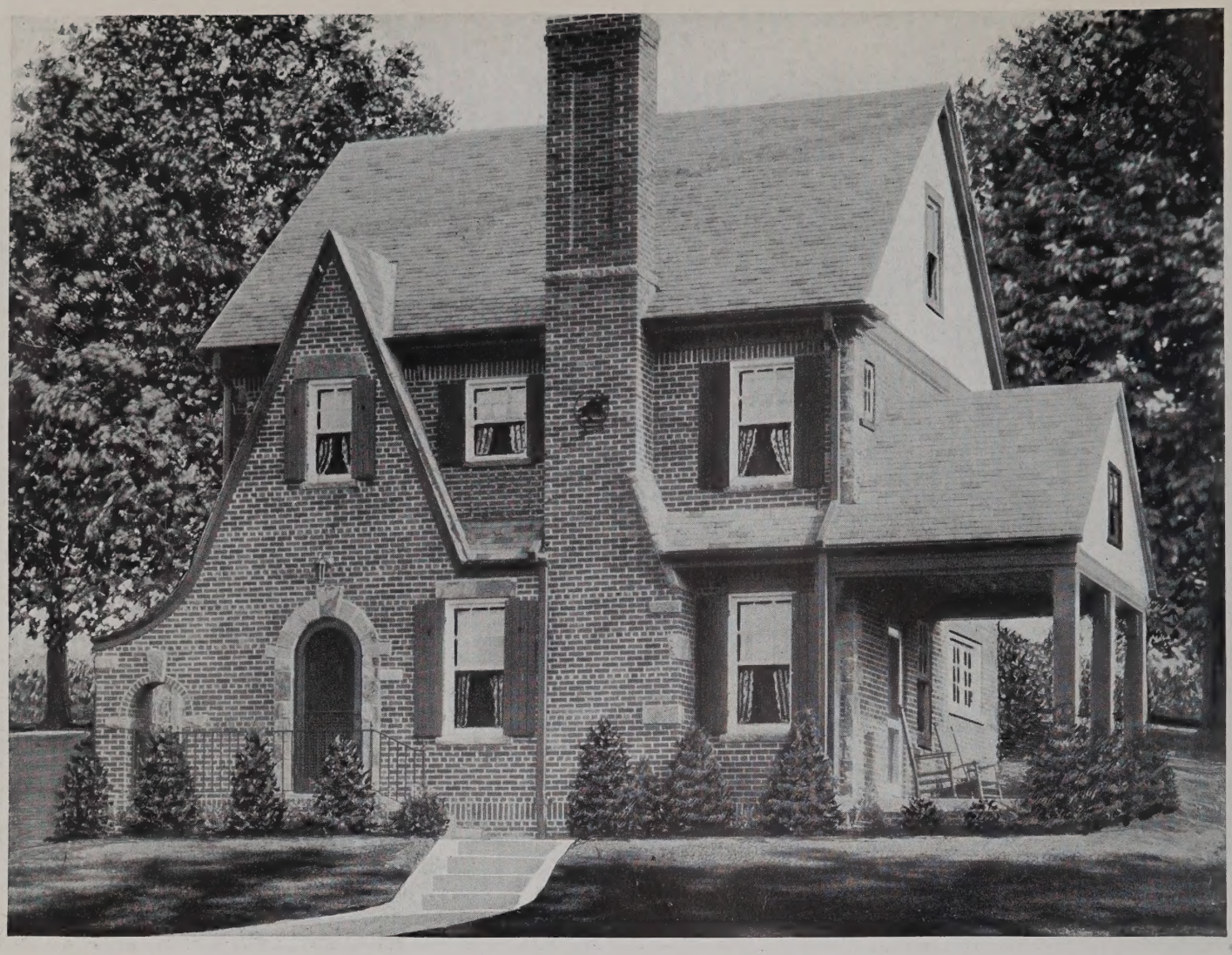
# The HOMESTEAD

Permanent and substantial beauty is expressed in every line of The Homestead. It is typical of the oldest and best loved homes in America. Surely the comforts of such homes cannot pass with a single generation.



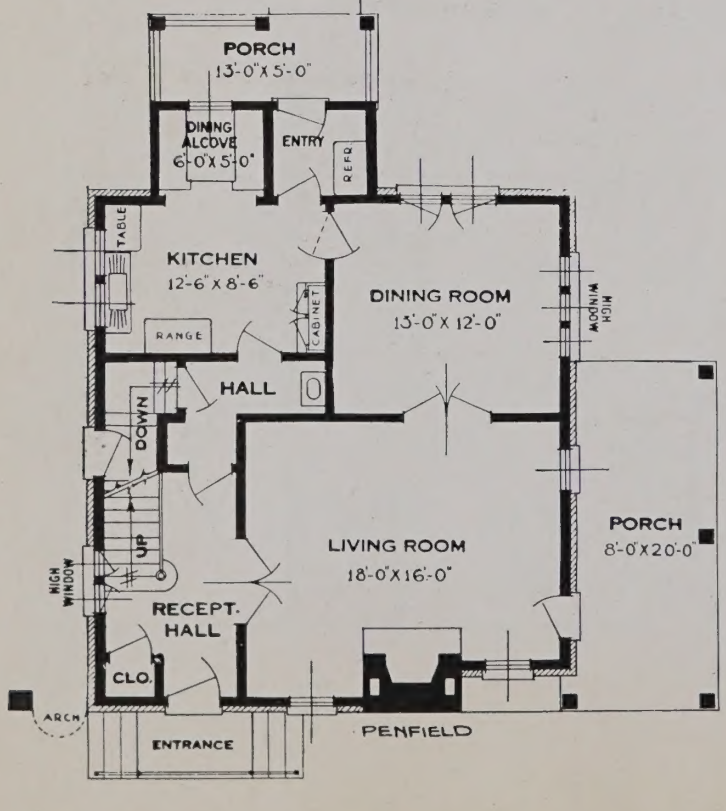


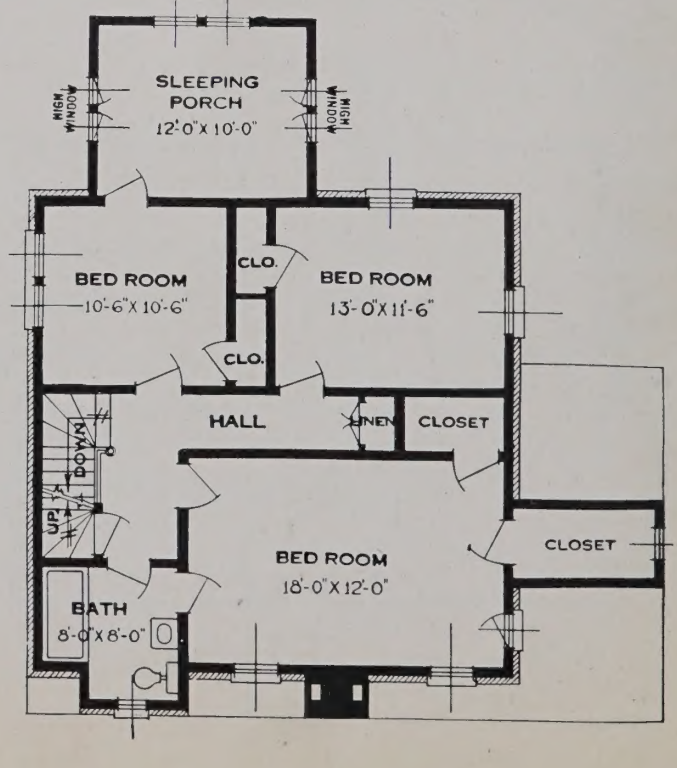

All plans are so prepared as to permit frame, stucco, brick or tile construction.



# The PENFIELD

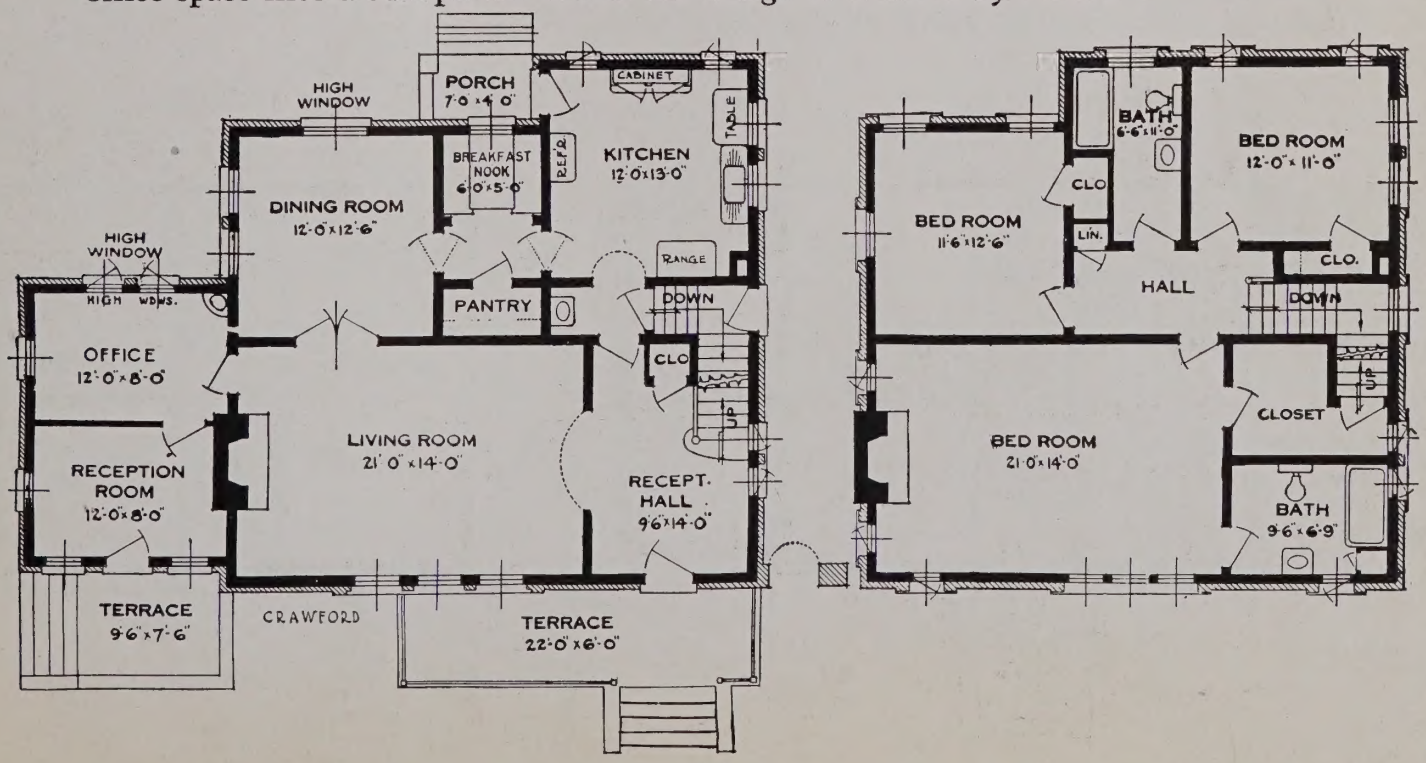
The Penfield is so completely American it is hard to place it in any particular class or period. But as a whole it is original and has dignity that is different.



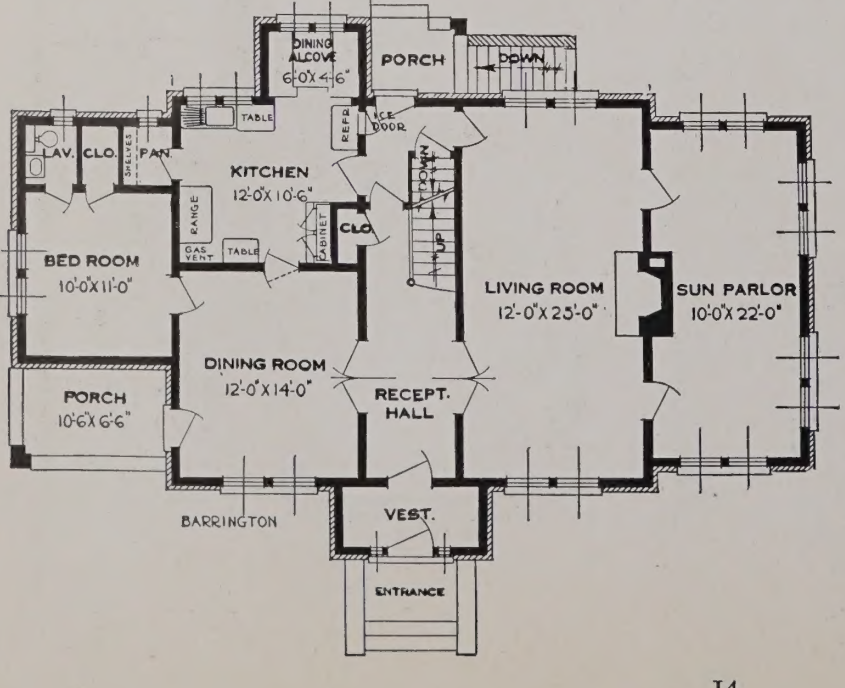
# The CRAWFORD

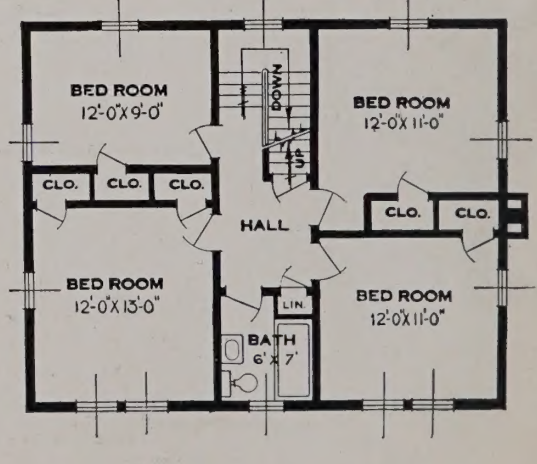
The Crawford is a distinguished type carefully planned for the Doctor or Dentist who requires an adjoining office, but it is a simple matter to convert the office space into a sun parlor when the design is wanted by others.



# The BARRINGTON

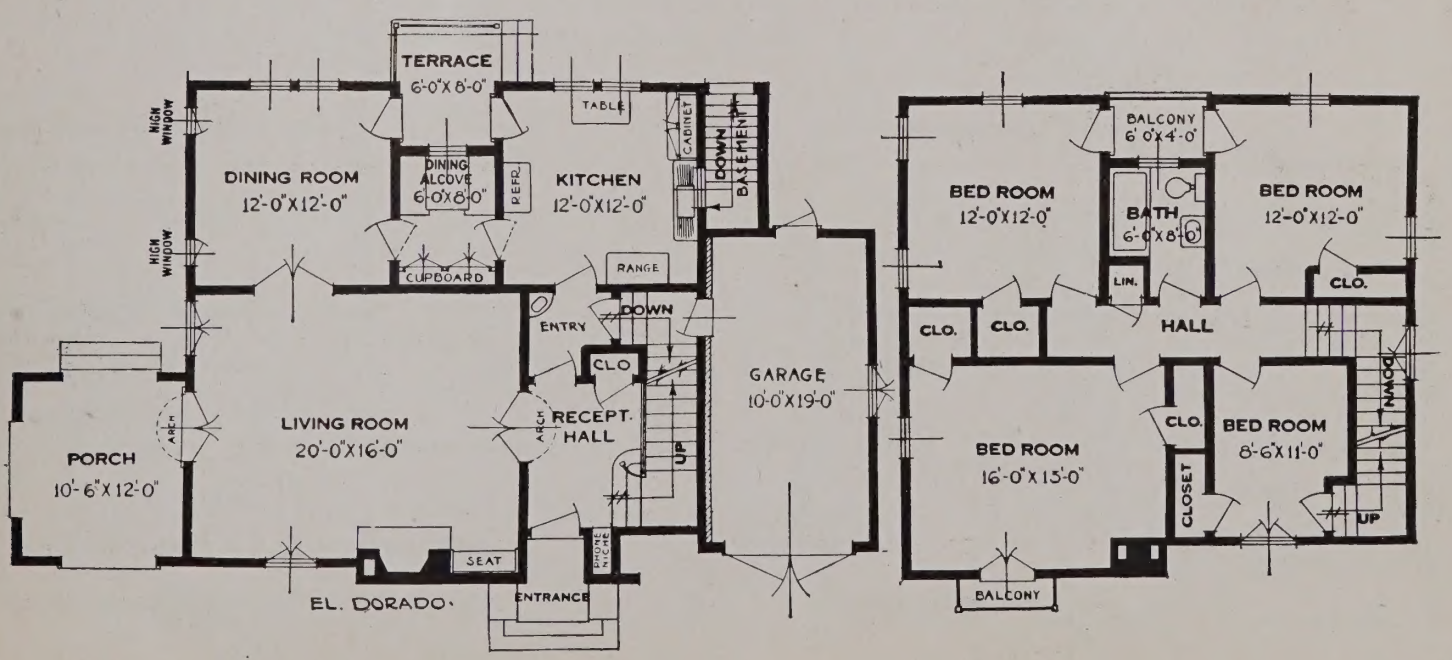
No type of home has become so popular in recent years as the Dutch Colonial, but seldom can one discover in one single home of this type all of the attractive, modern features to be found in The Barrington.



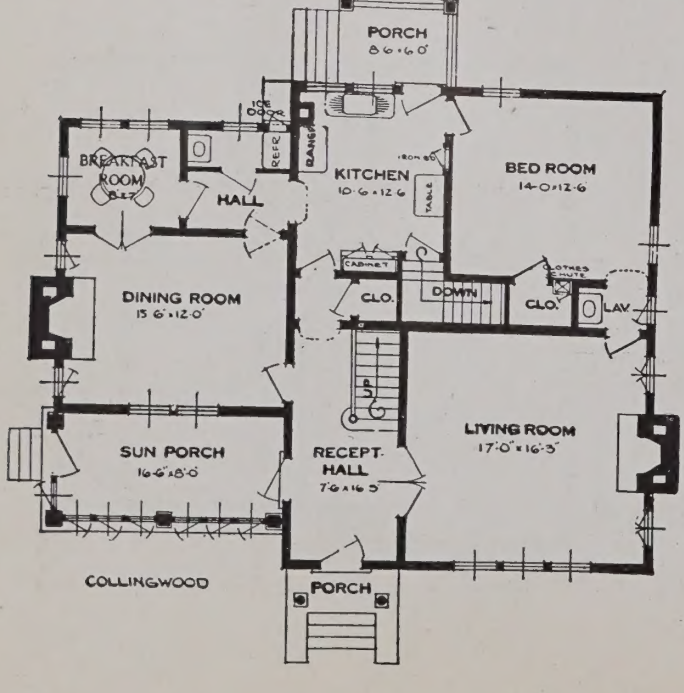
# The EL DORADO

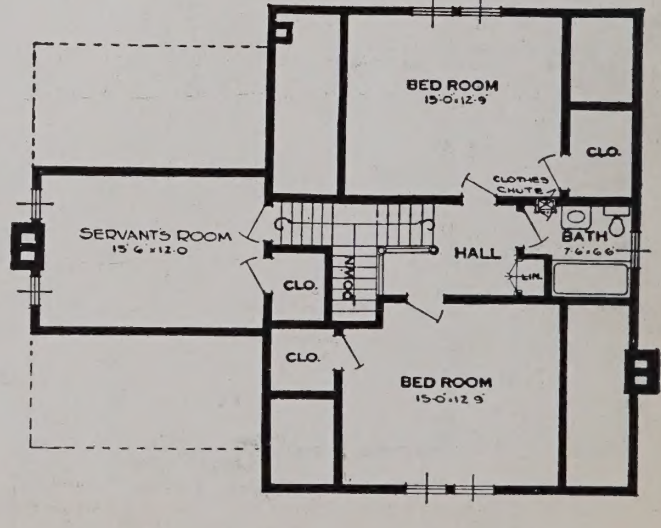
The El Dorado is offered as one of the best and most modern Spanish designs of today. It is the type of home to be found only in the most exclusive districts where pride demands distinction.

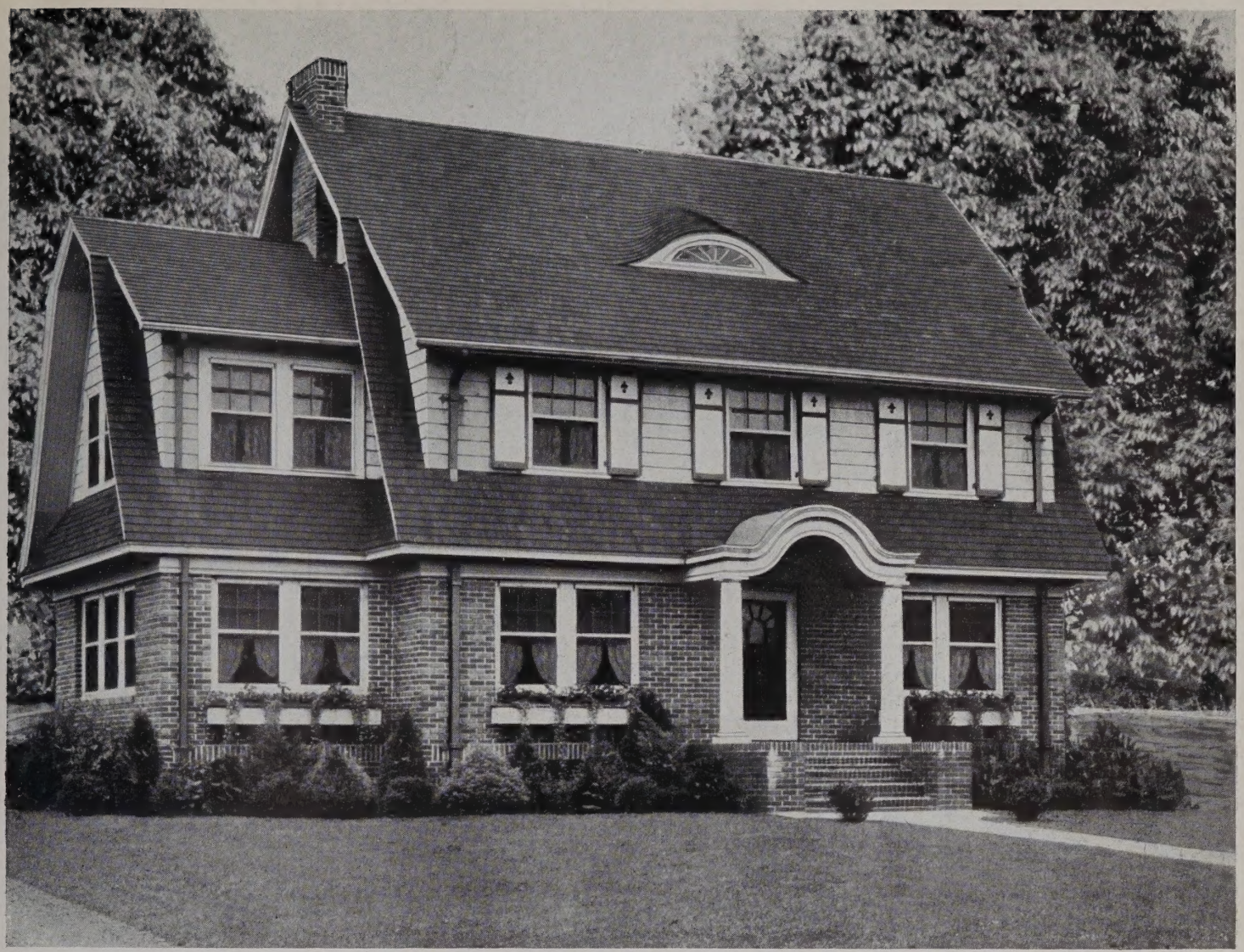


# The COLLINGWOOD

All that can be hoped for in a Colonial Cottage can be found in The Collingwood. Class and comfort are skillfully combined in a manner that will mean permanent satisfaction.

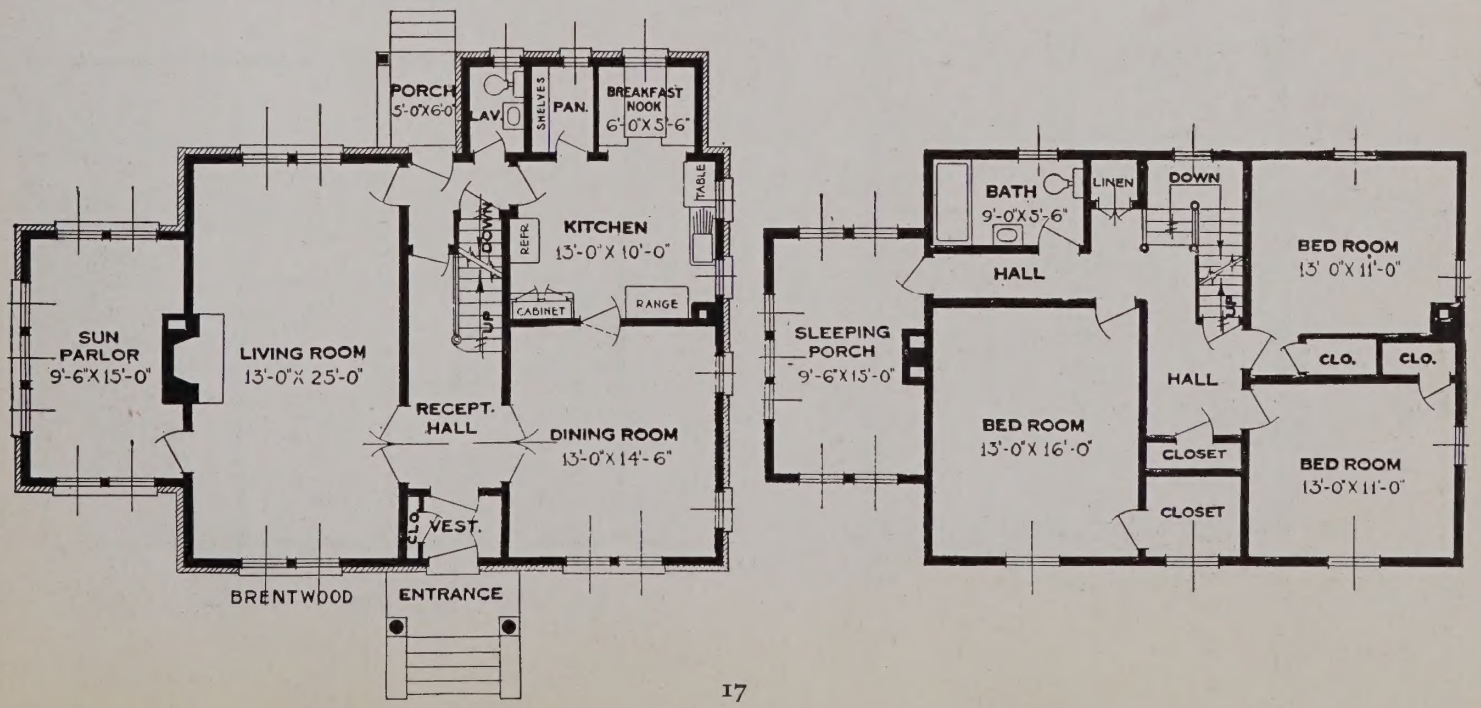




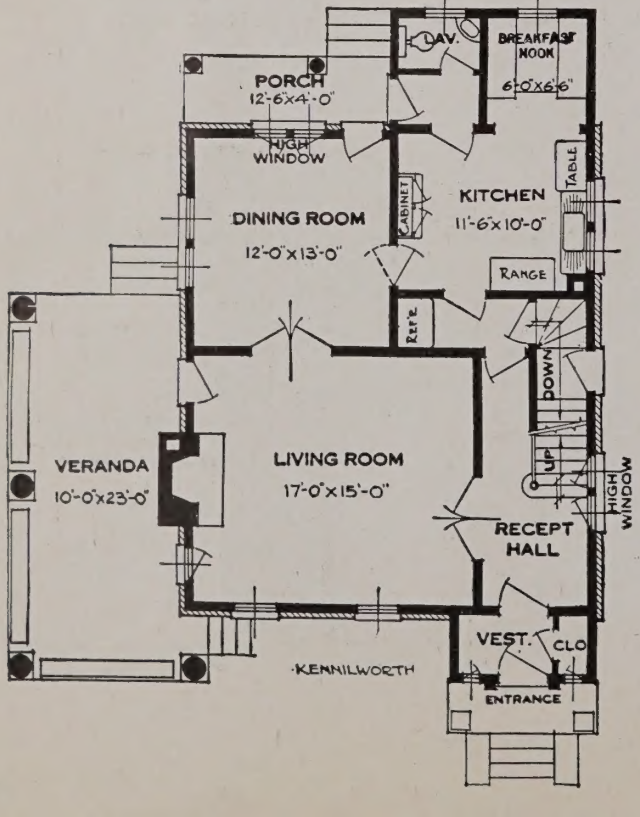
# The BRENTWOOD

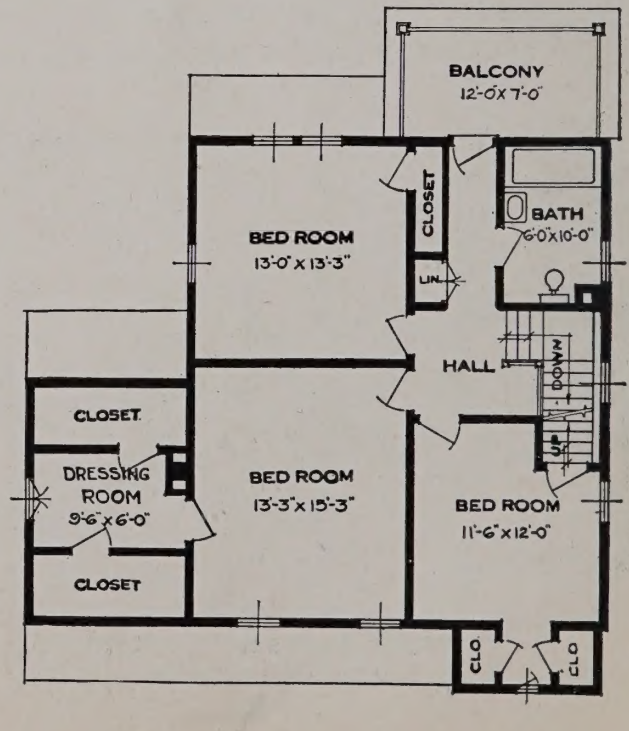
The Brentwood is a masterpiece in architecture. Its stately individuality causes it to stand alone in any community as a home of rare grace and permanent beauty; and yet its construction cost is well within the means of those contemplating the erection of a seven-room home.



# The KENNILWORTH

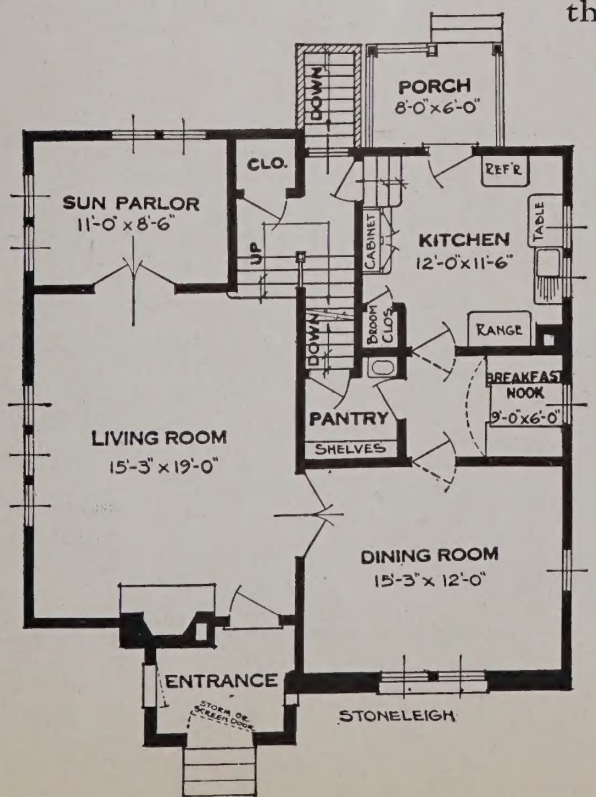
Those who make The Kennilworth their home will be prompted daily to radiate the sunshine its comforts will bring.

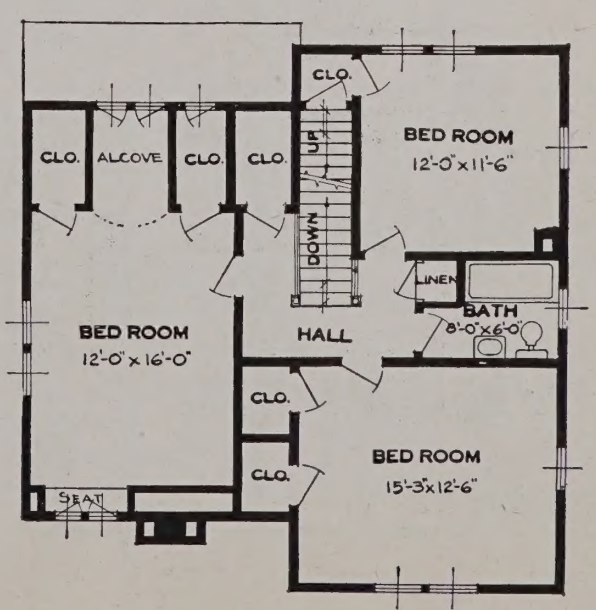


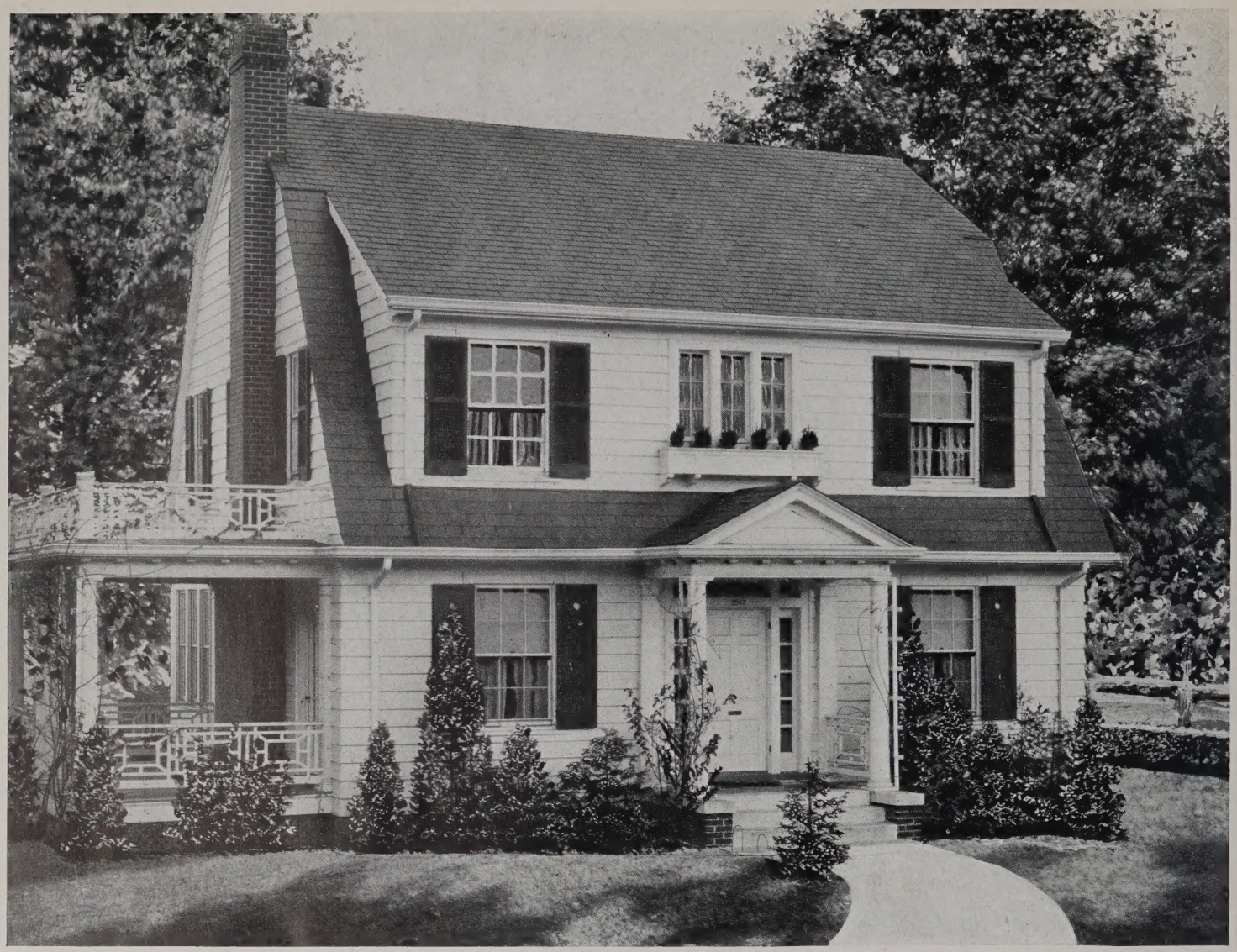



# The STONELEIGH

The Stoneleigh was designed for those who wish a home of distinction, decidedly different from the many well-known types. There is carefully combined in this home, grace, character, and comfort.

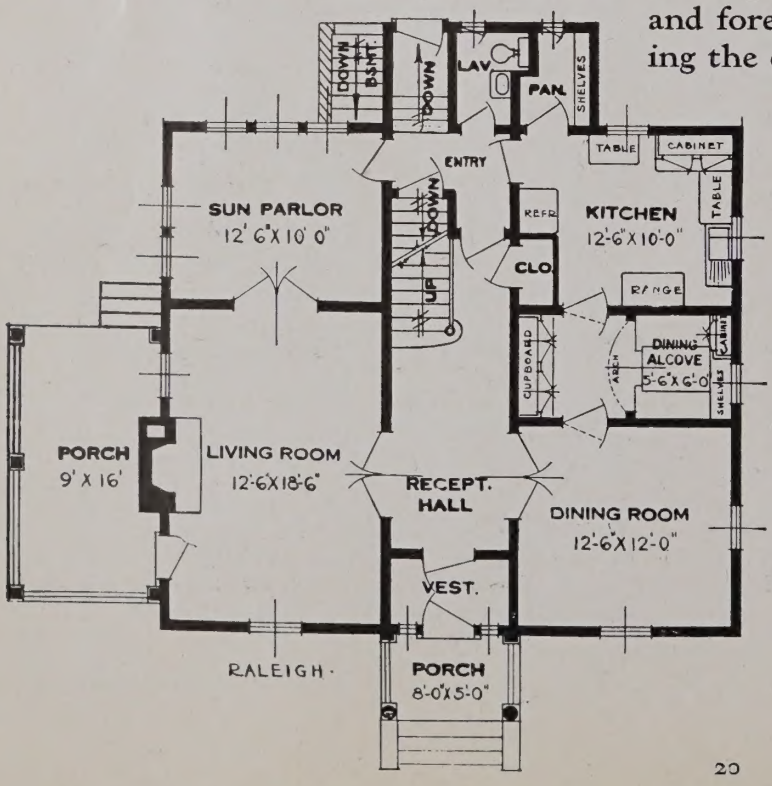


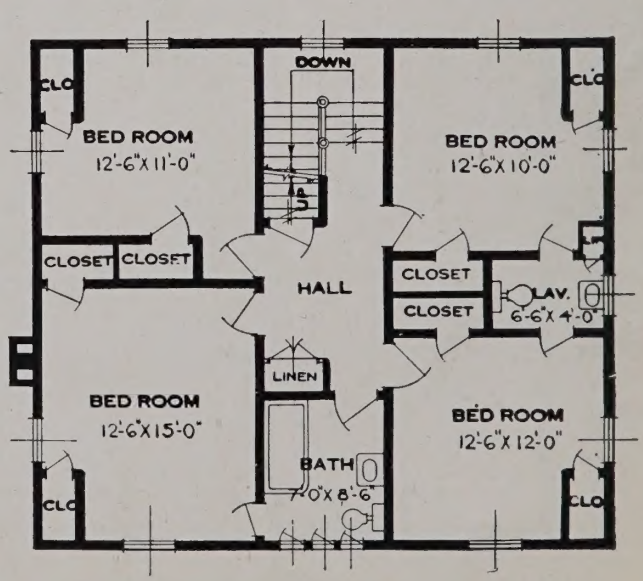





# The RALEIGH

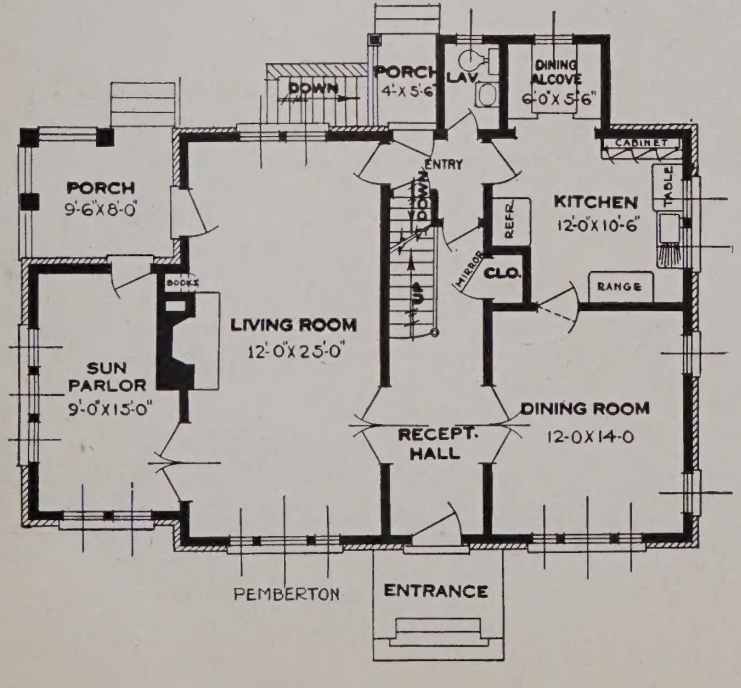
The Raleigh is a true Dutch Colonial—finished to perfection and balanced to a fine point in every detail. The floor plan was arranged with the same skill and foresight which was employed in designing the exterior.

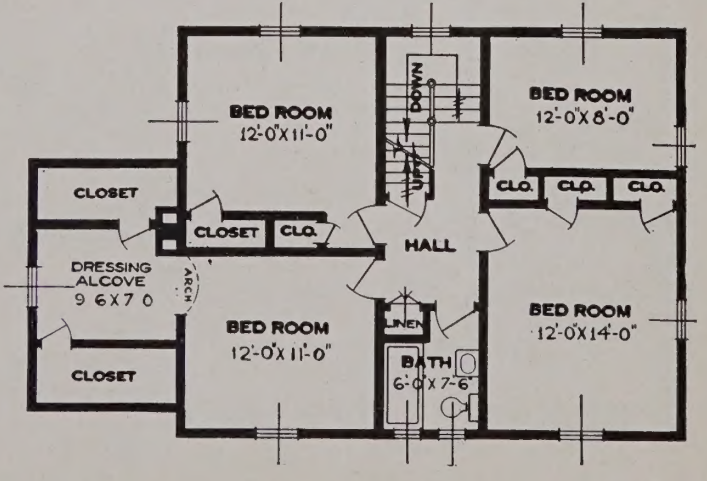


# The PEMBERTON

There are earmarks of the Dutch Colonial about The Pemberton, but a study of the square bedrooms, with no ceilings cut, will show how the designers avoided the usual construction without detracting from the exterior symmetry.



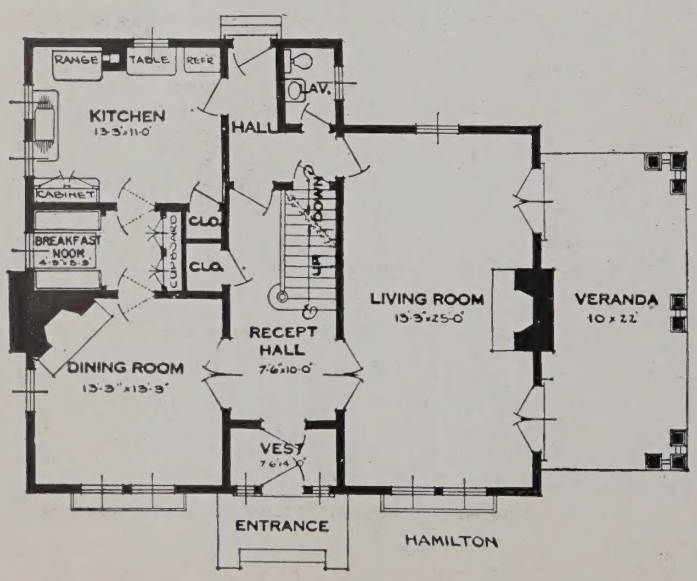



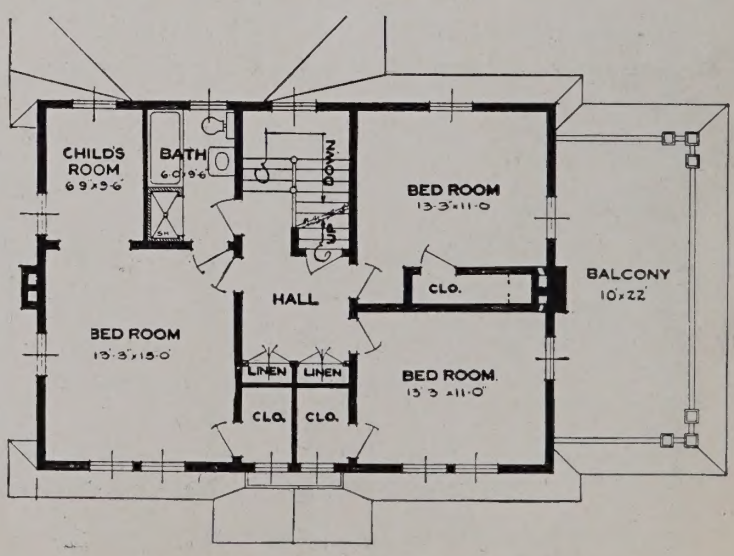



All plans are so prepared as to permit frame, stucco, brick or tile construction.

# The HAMILTON

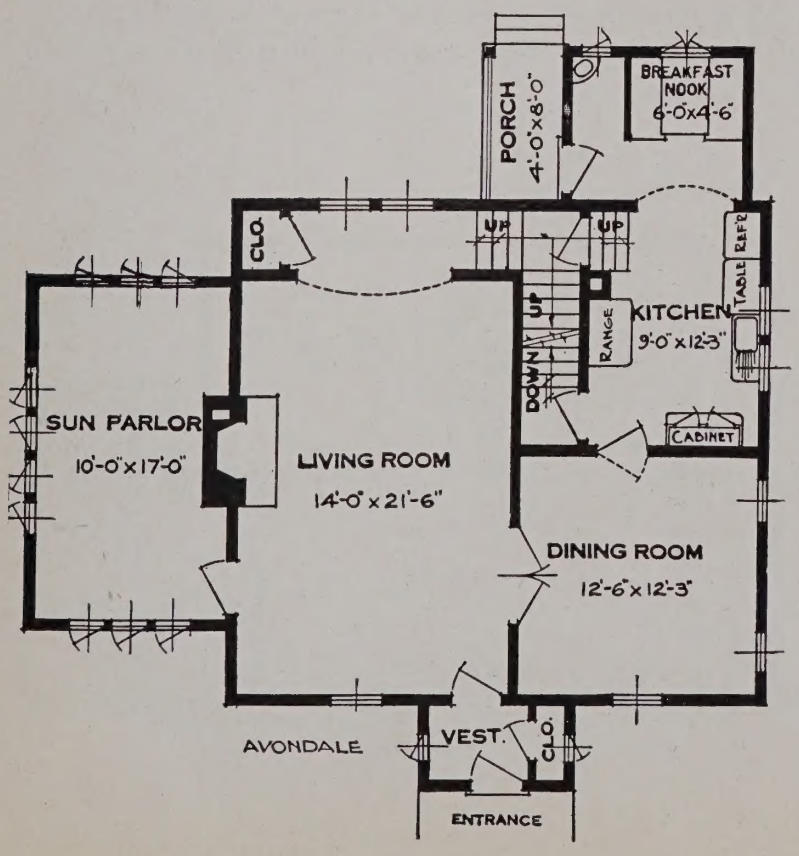
The Hamilton is offered as a Dutch Colonial of unusual grace and dignity. It is correct in every detail and balanced completely as to proportions which gives at a glance a sense of peace and home satisfaction.

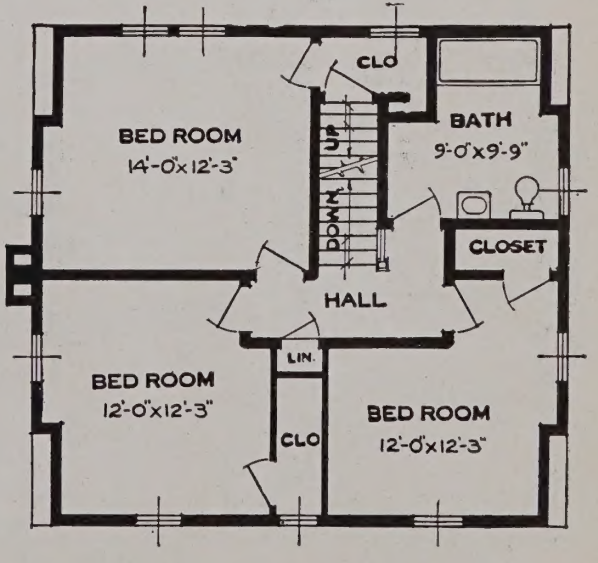


# The AVONDALE

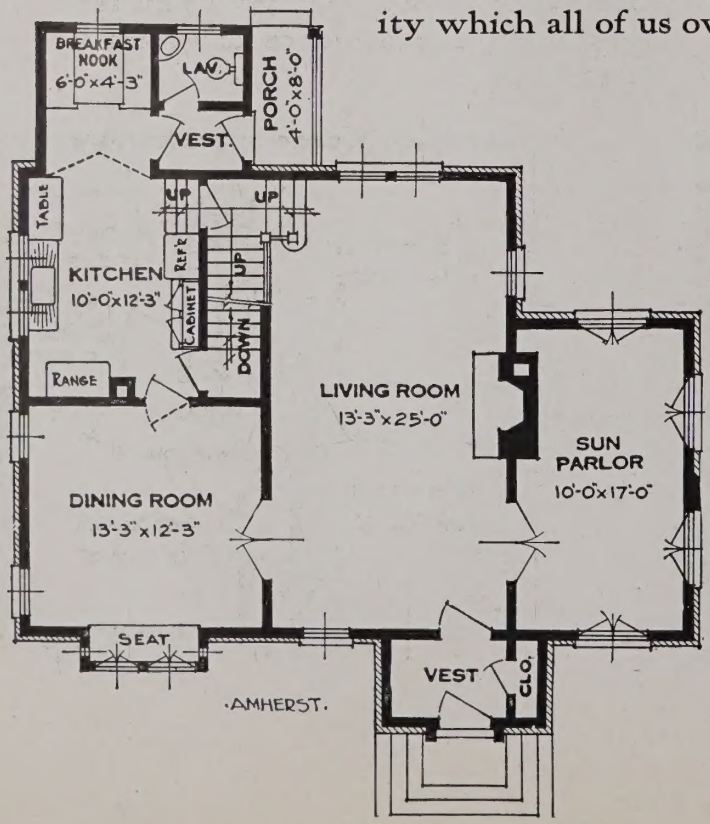
Those who fix their hearts on The Avondale for a home may be assured of the refining influence its possession will bring.

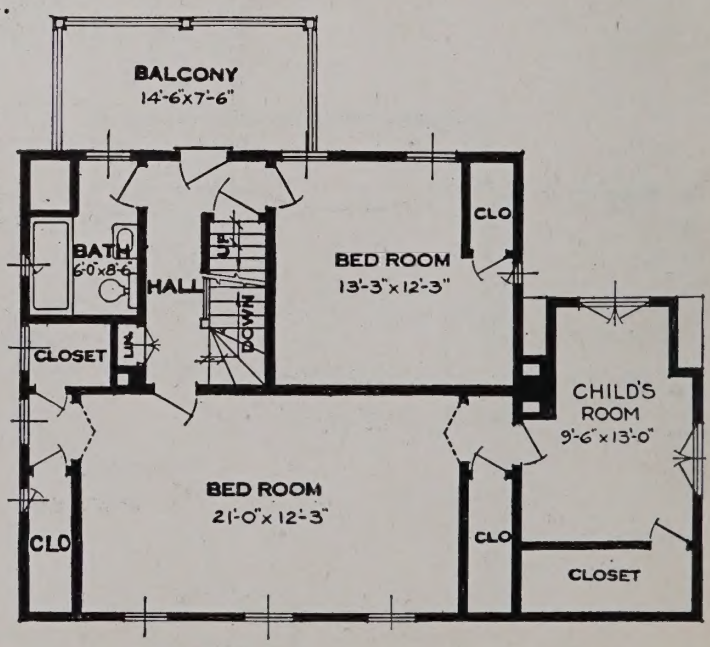


# The AMHERST

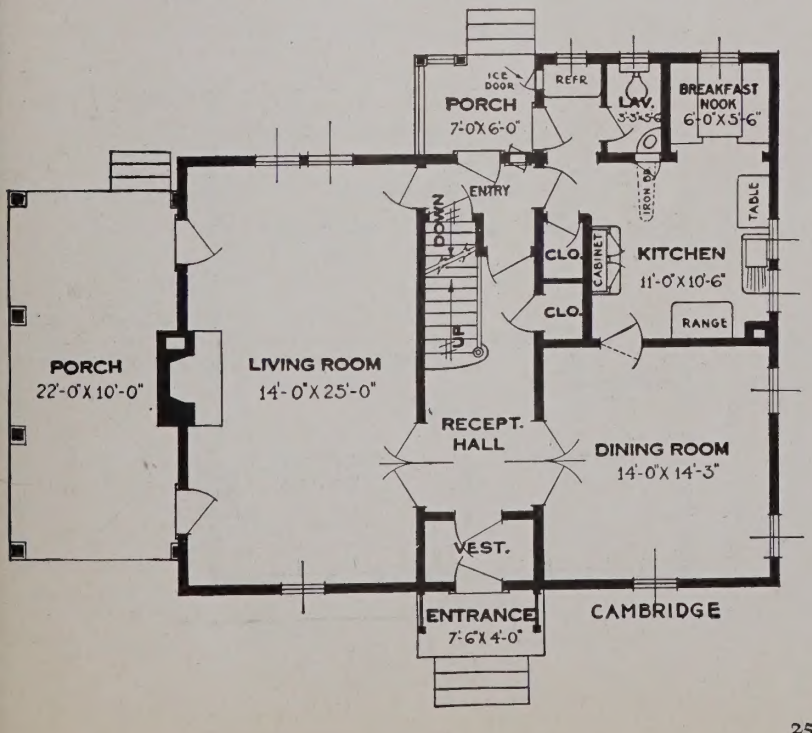
The home is the localized center from which initial impulses for good or evil go out. Those who select The Amherst as a home may well pay the debt to humanity which all of us owe.

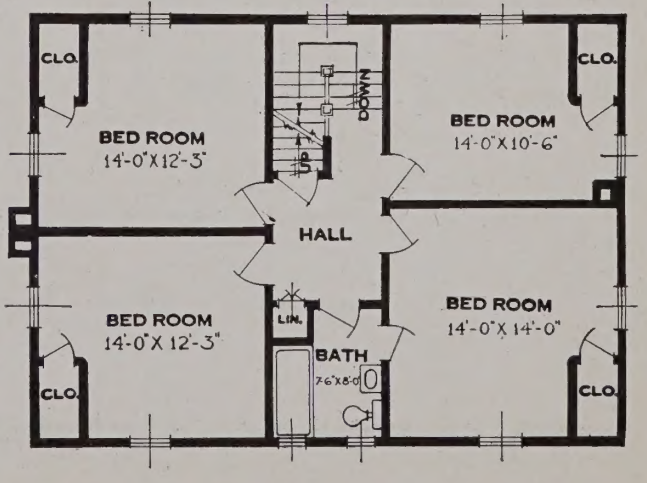


# The CAMBRIDGE

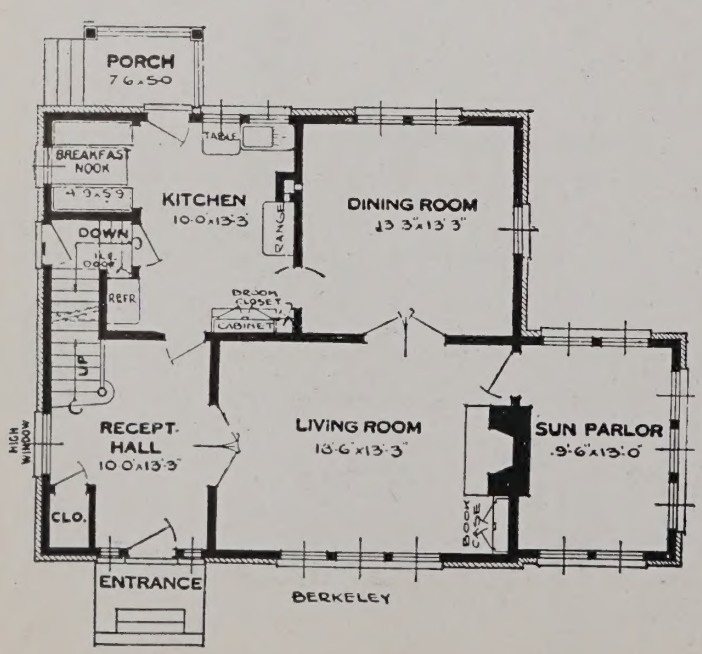
When one looks thoughtfully at the Colonial style of architecture as shown in The Cambridge, his thoughts go back to the days when the love of home and family were the most sacred emotions in the hearts of men.

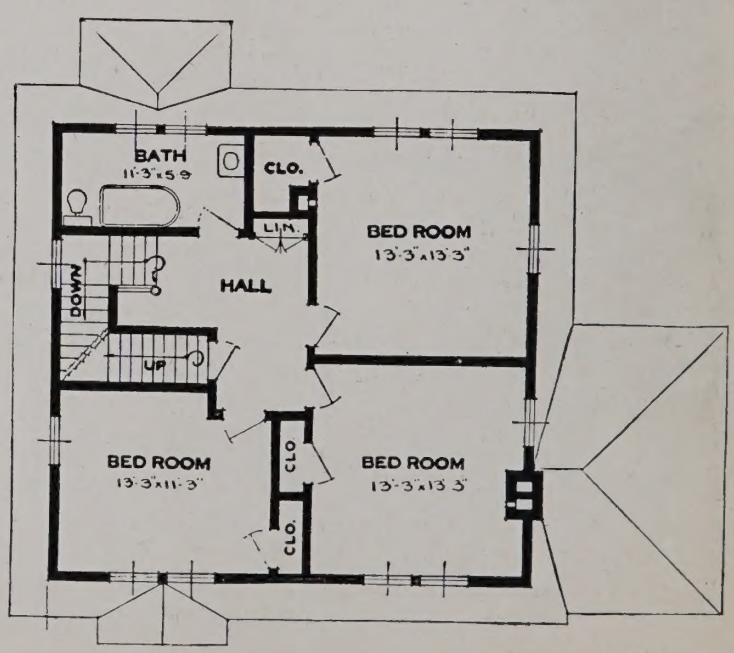


# The BERKELEY

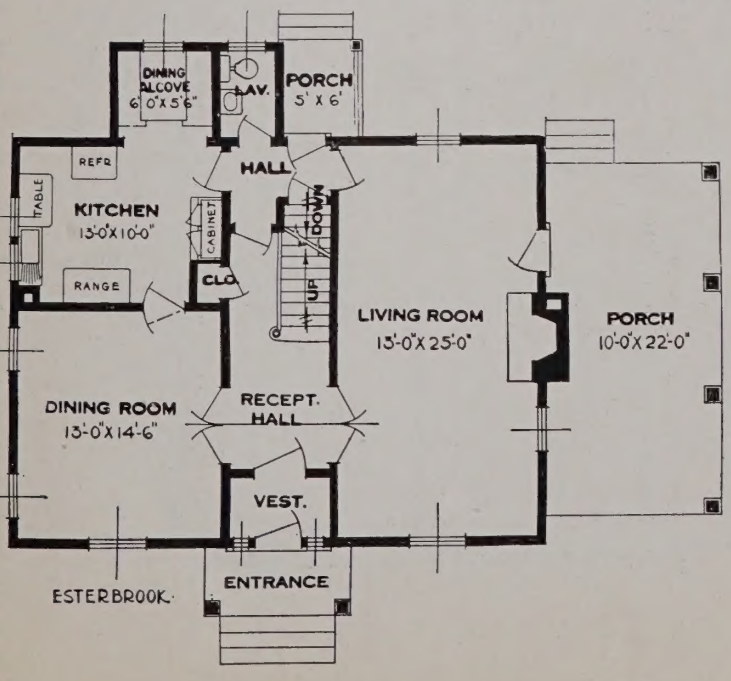
Around the firesides of happy homes our best and noblest thoughts are generated. The germs of selfishness, envy and greed have little chance to multiply in homes of the substantial character of The Berkeley.

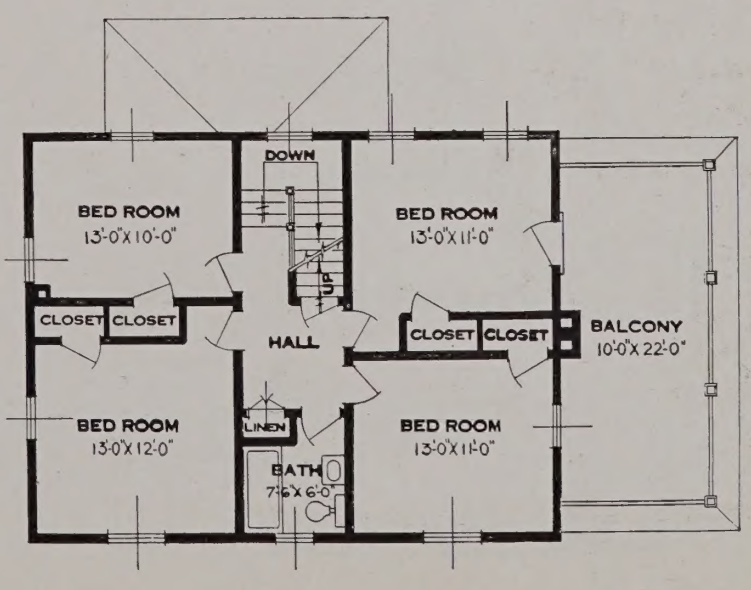


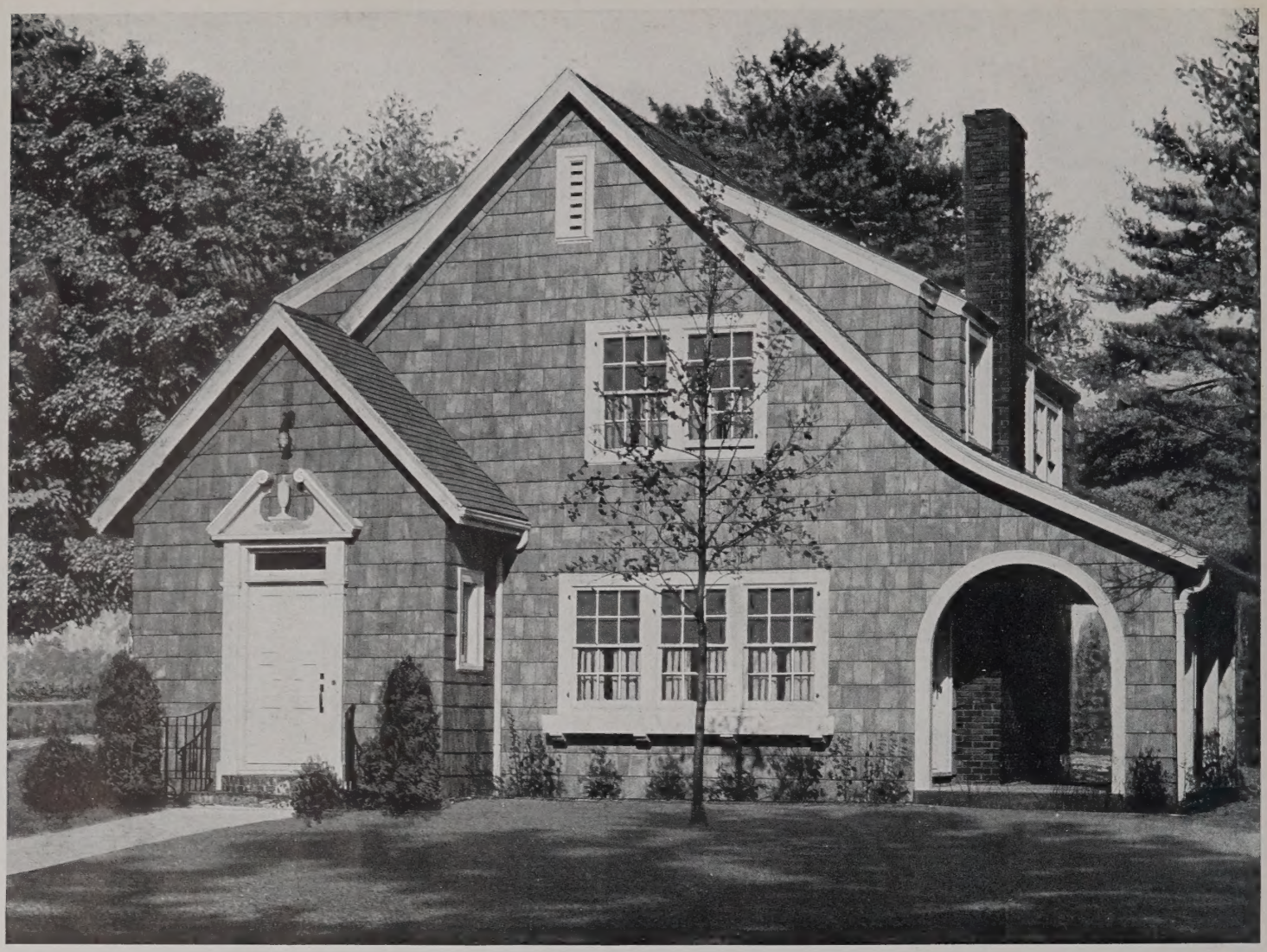



# The ESTERBROOK

The simple beauty of The Esterbrook leads one to hunger for a new home and a new environment such as may well be established within its threshold. Just a quiet Colonial of gray shingles, green blinds and inviting doorway, and a porch for the summer evenings.

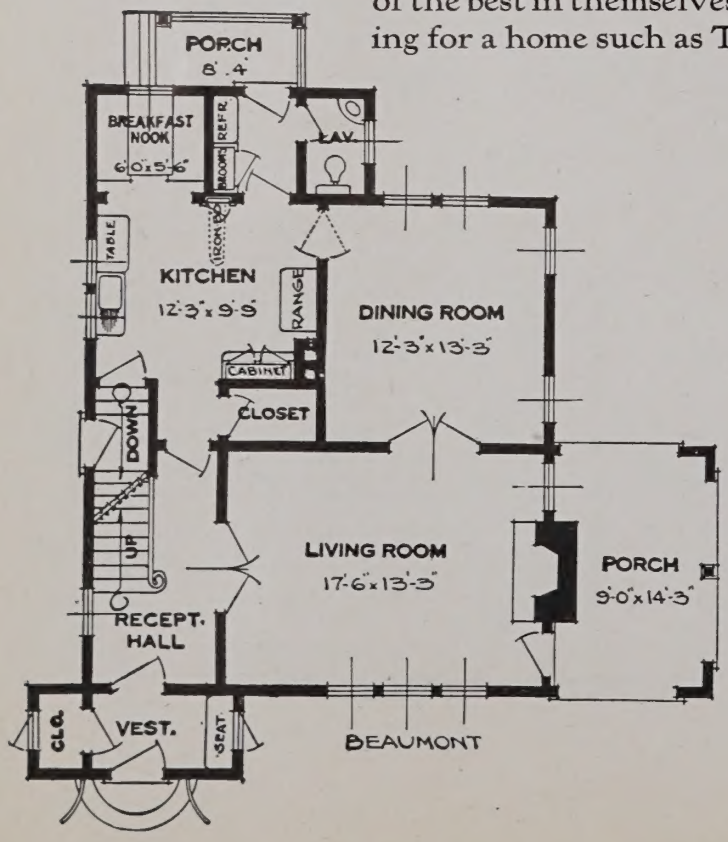


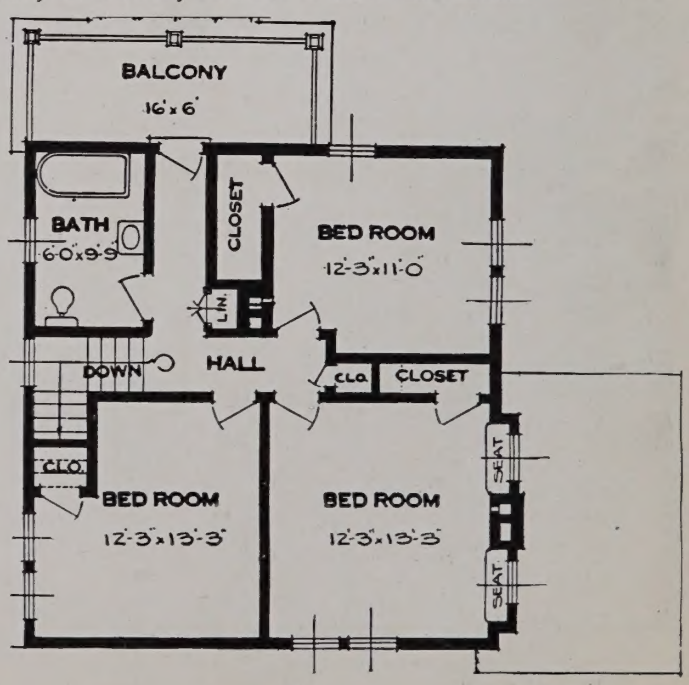





# The BEAUMONT

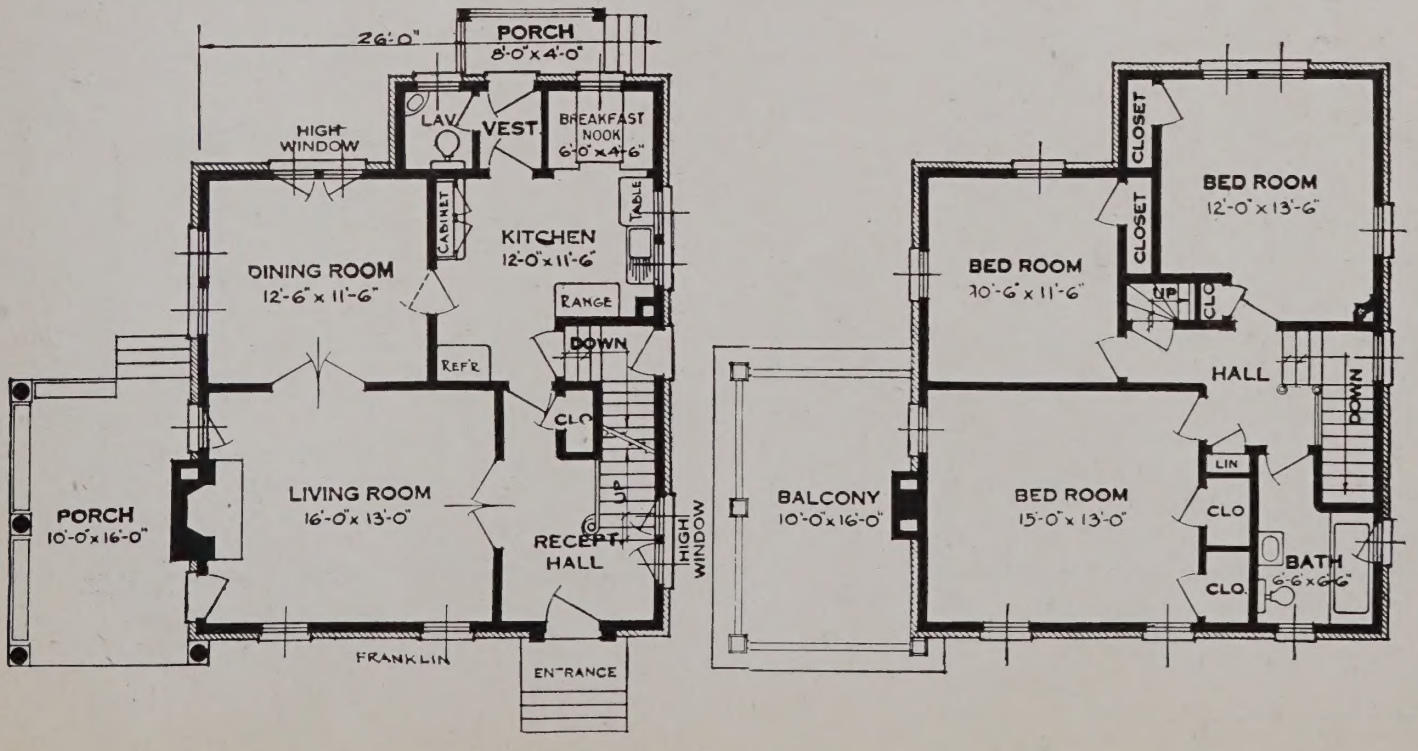
Those who strive hardest to attain a home, strive hardest for the development of the best in themselves and in turn bring out the best in others. Striving for a home such as The Beaumont, elevates, educates and ennobles.



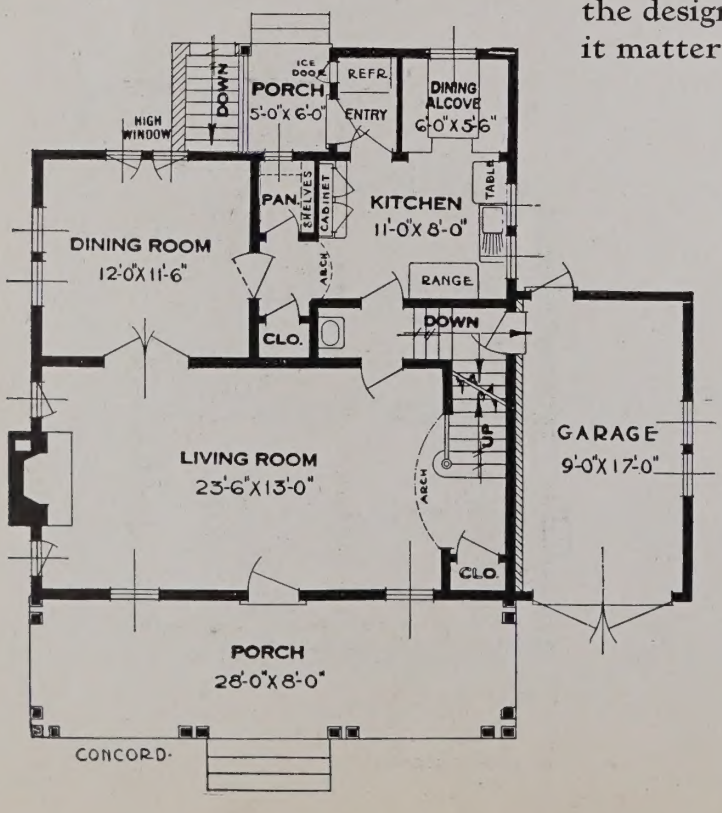
# The FRANKLIN

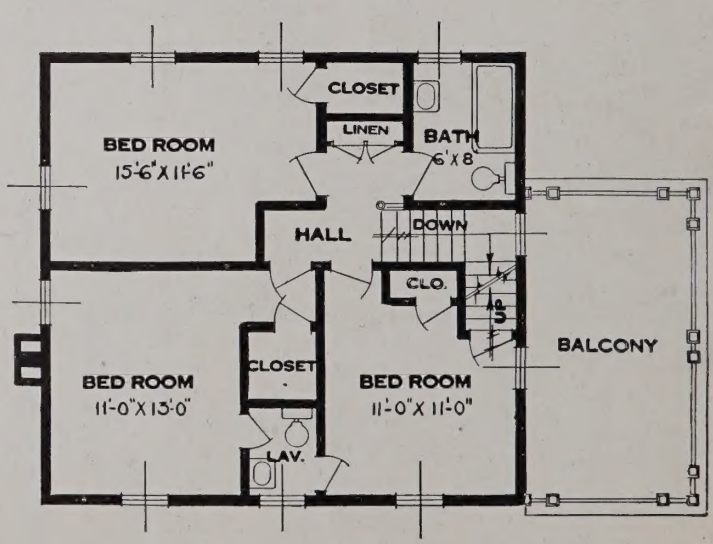
For its dimensions The Franklin cannot be surpassed as a Colonial brick design of real character. Nothing has been neglected on the exterior or interior that would mean home joy for a lifetime.

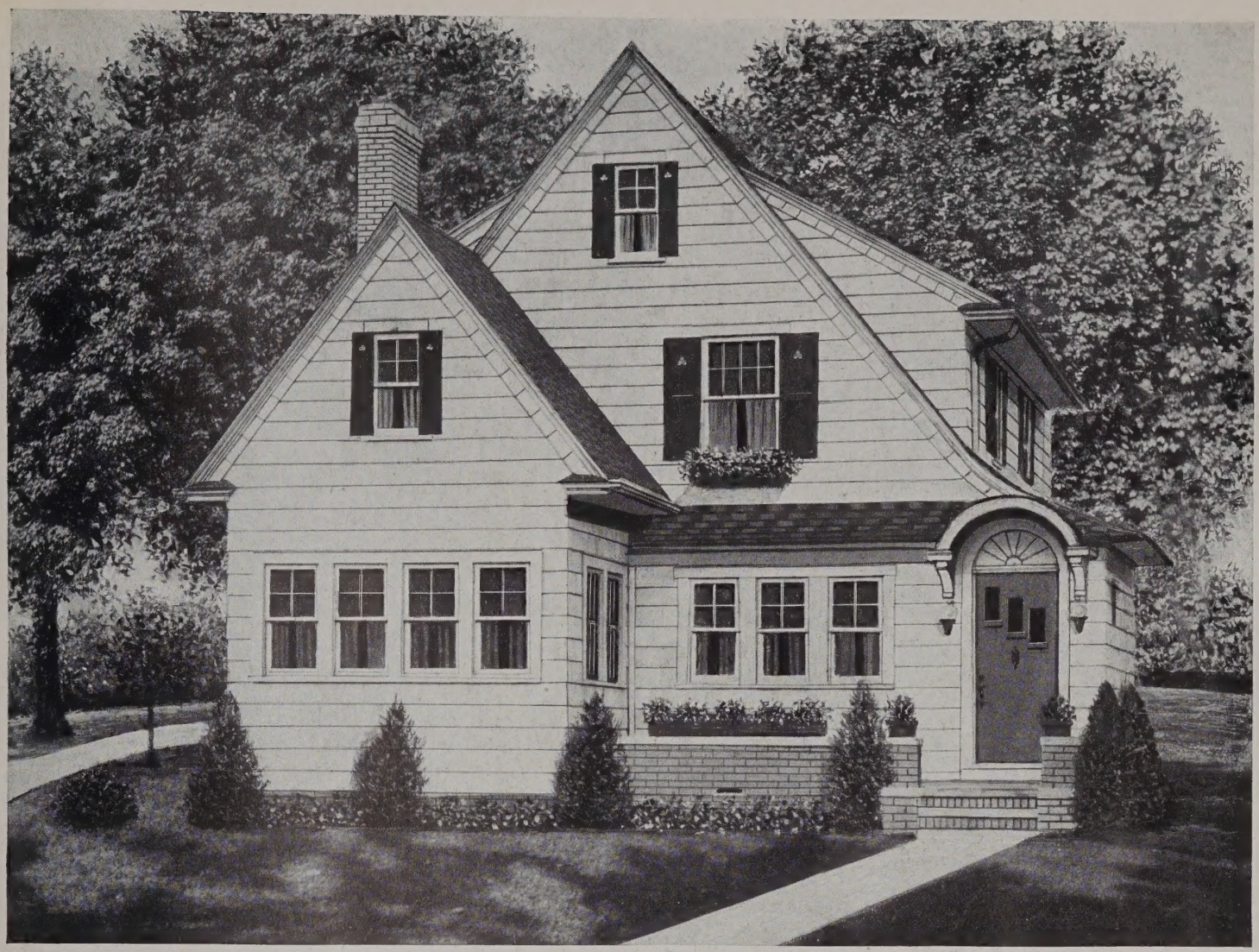


# The CONCORD

The new is so cleverly combined with the old in The Concord, it is hard to place the design in any particular period. But what does it matter so long as it has grace and charm.

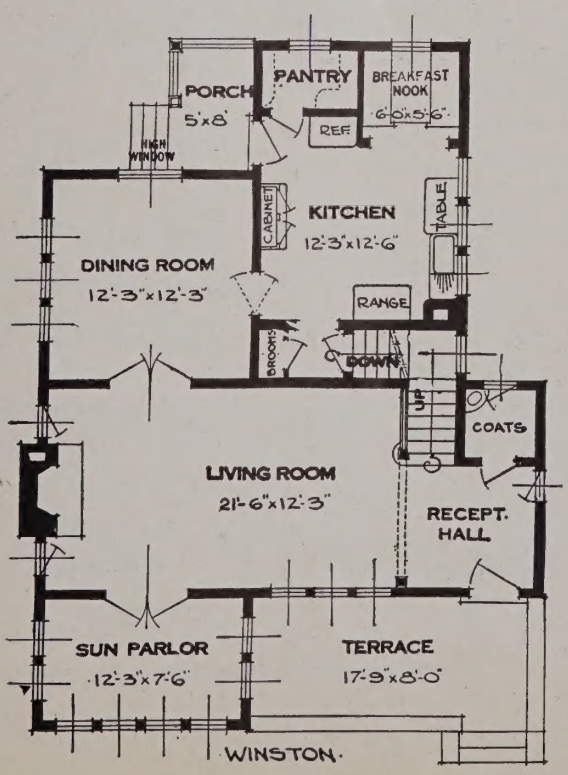


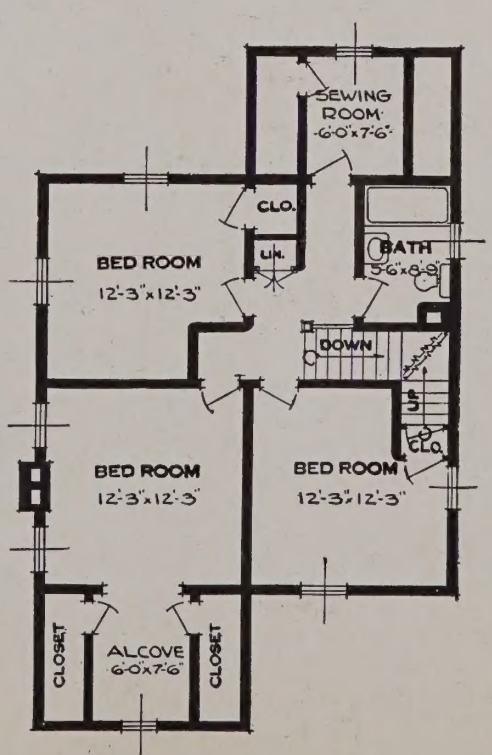





# The WINSTON

Everything wanted in a home can be found in The Winston—open terrace, sun parlor, large living room, breakfast nook, plenty of closets and other essential comforts demanded in a modern home.



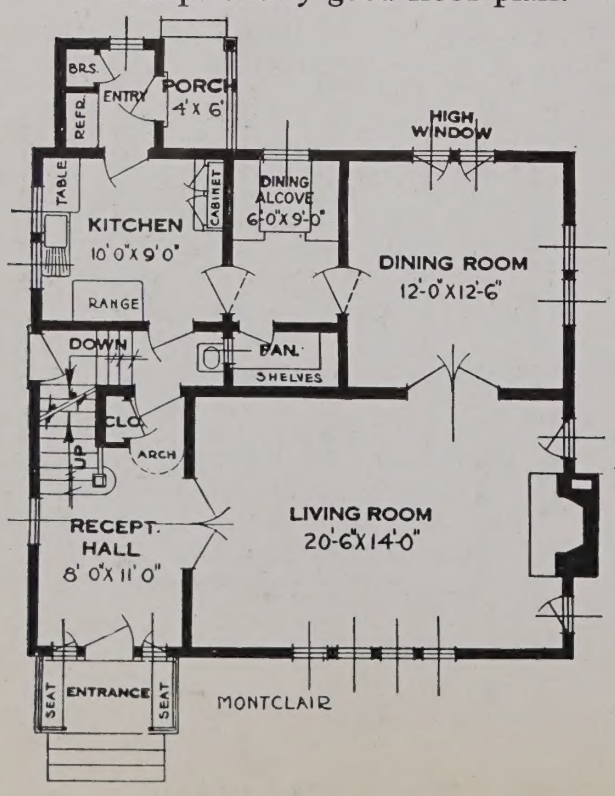



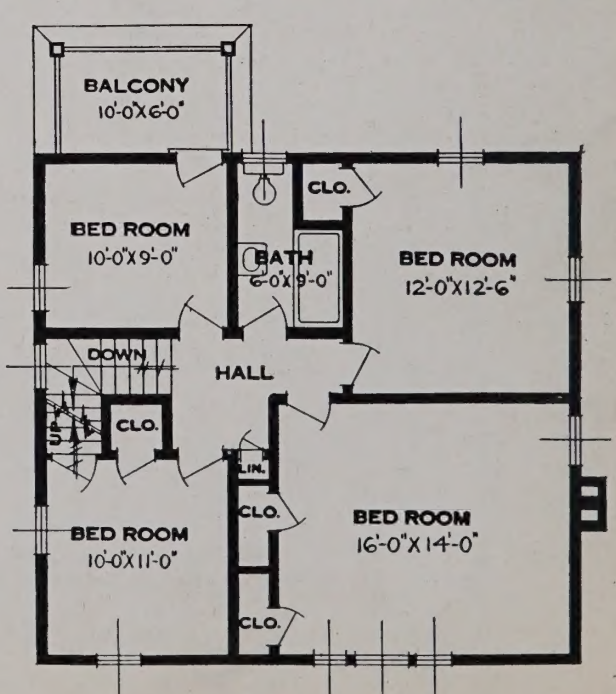


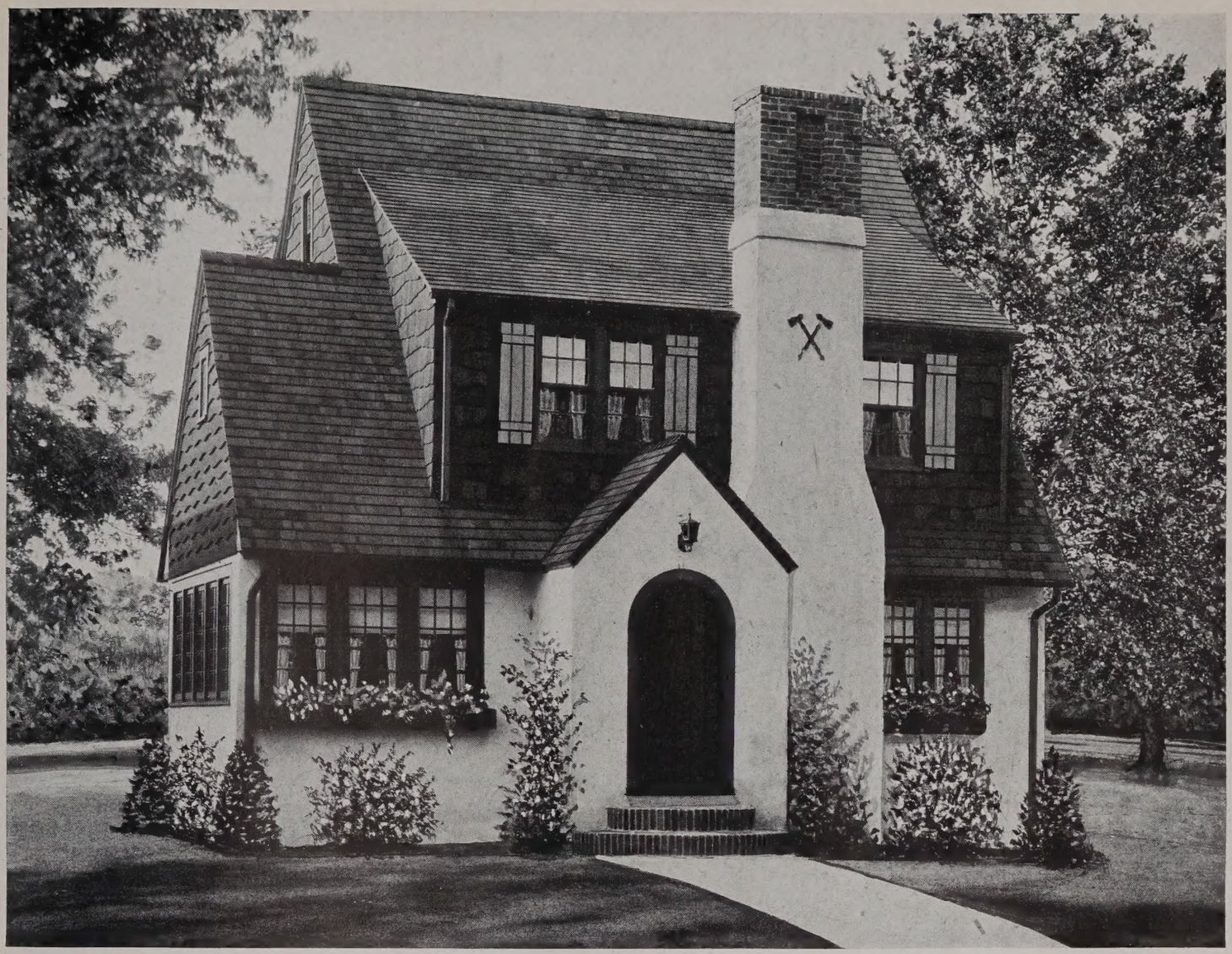

All plans are so prepared as to permit frame, stucco, brick or tile construction.

# The MONTCLAIR

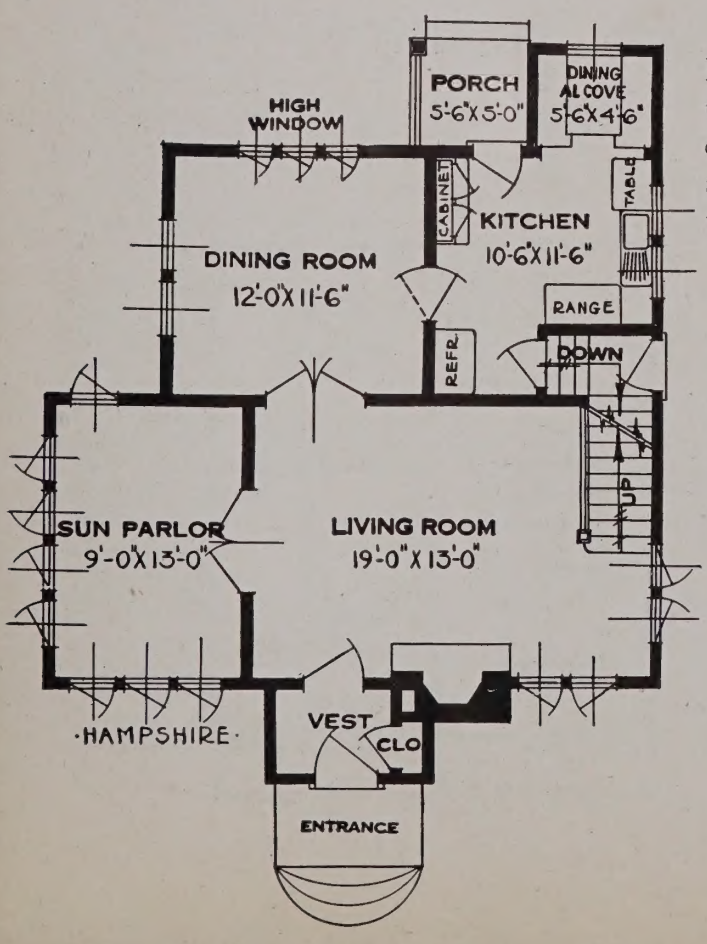
The Montclair can be found on several of the interesting streets of Montclair, New Jersey. It is admired for its simple beauty, abundance of light, and its exceptionally good floor plan.



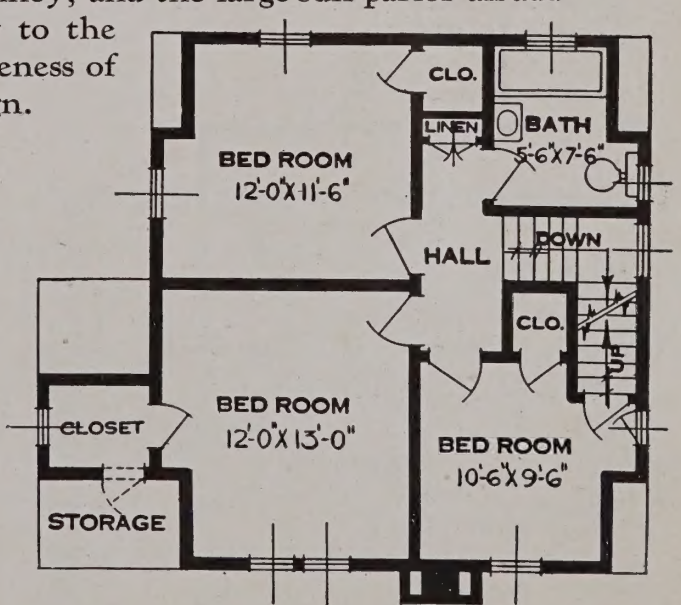





# The HAMPSHIRE

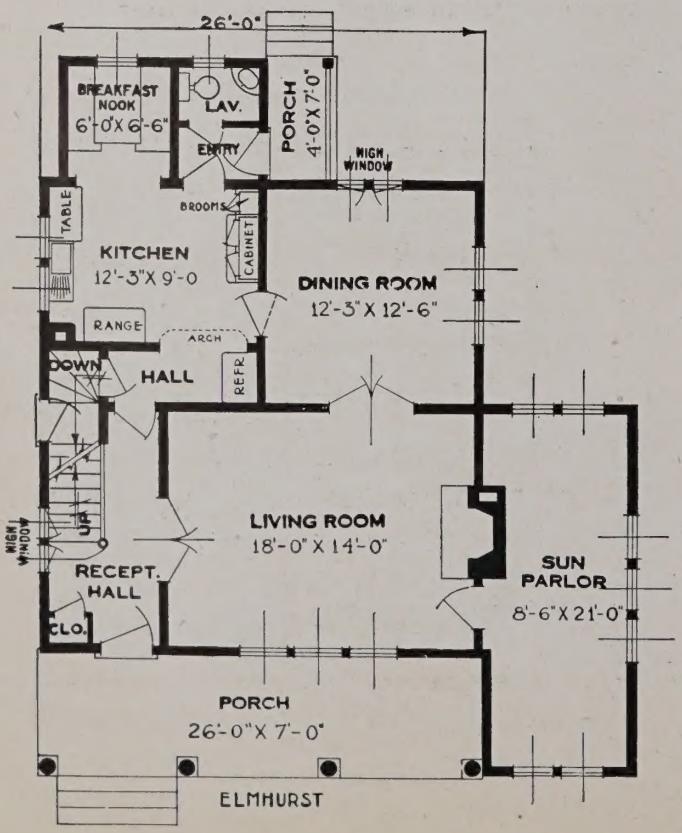


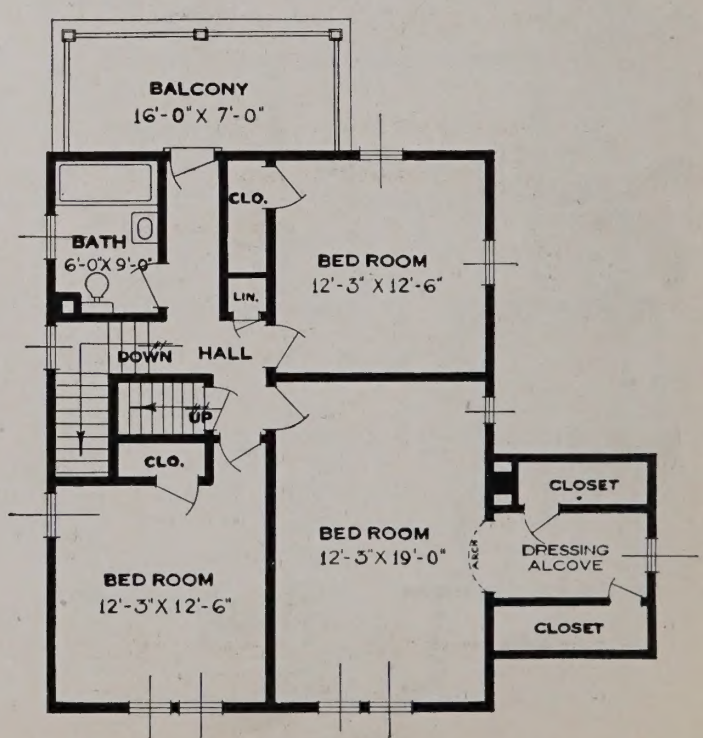

The Hampshire is hard to excel as a small English. The unusual entrance, the distinctive chimney, and the large sun parlor all add decidedly to the attractiveness of this design.

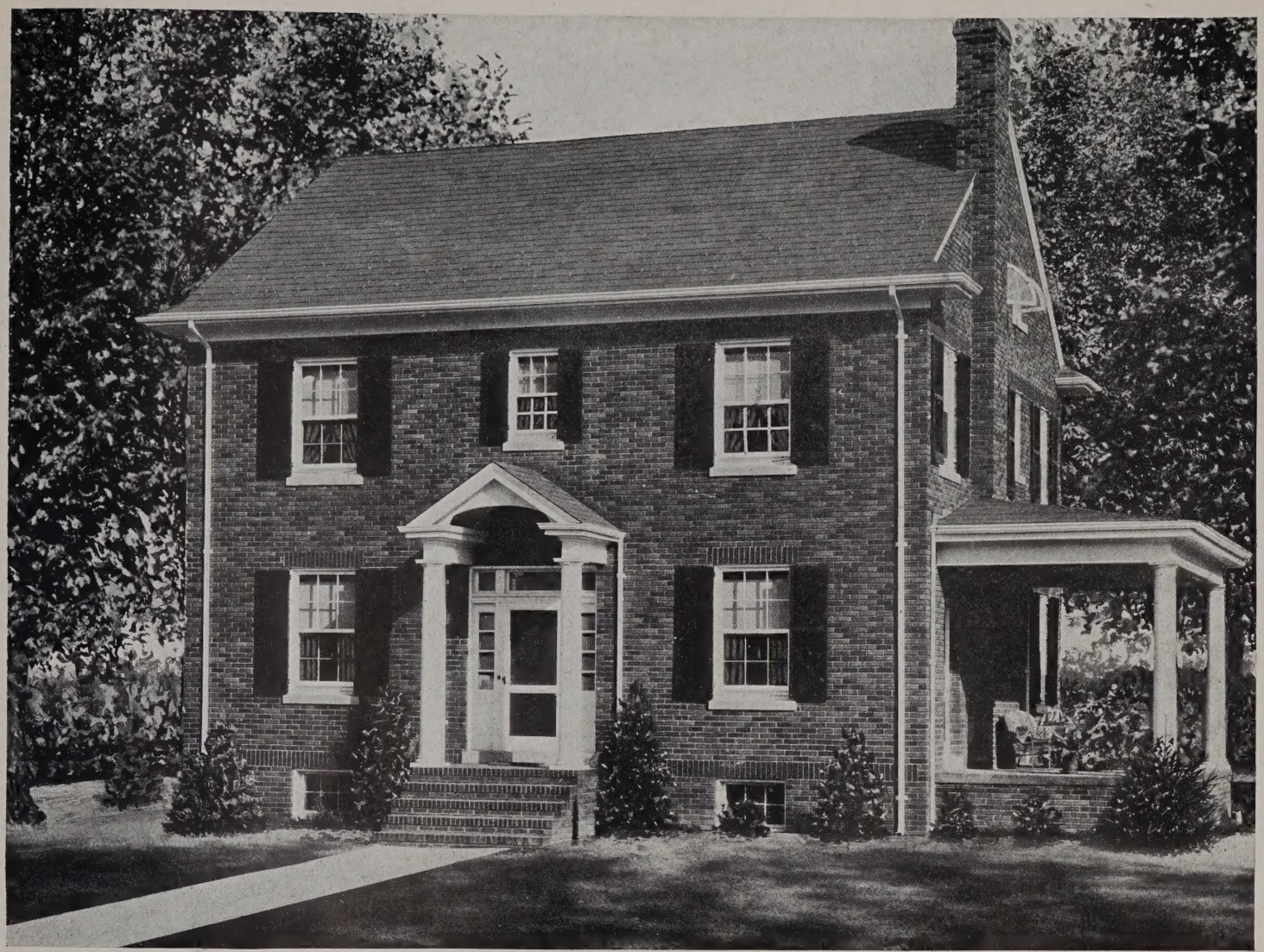


# The ELMHURST

## A faultless Colonial home for today and tomorrow

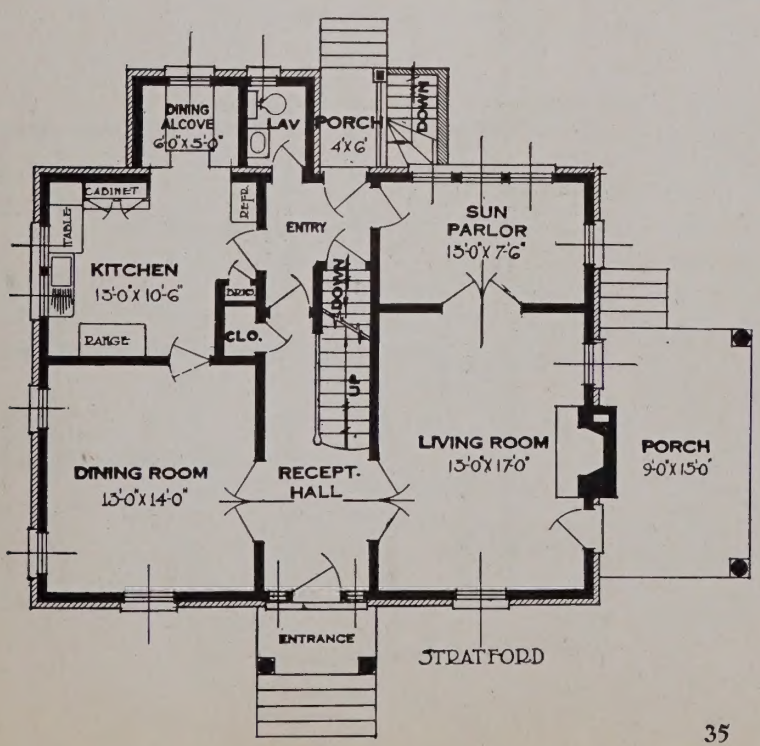


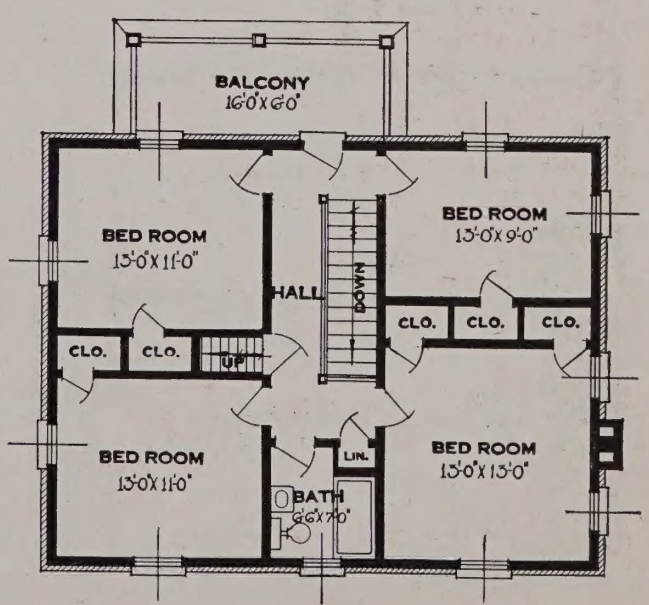



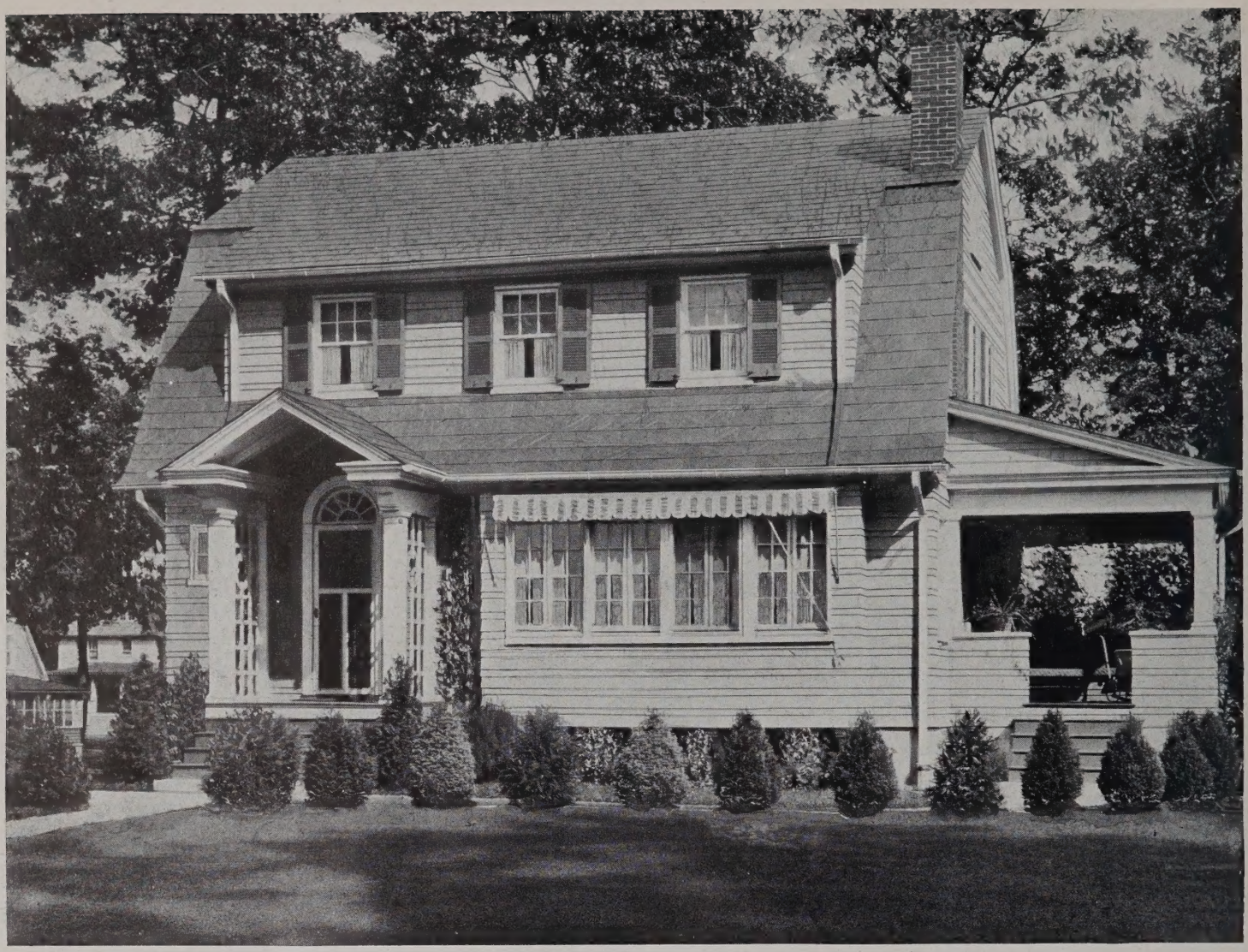


# The STRATFORD

The Stratford is decidedly a home of no regrets. It is stately and dignified and is offered as the finest type of Colonial architecture. From any viewpoint improvements are hardly possible.

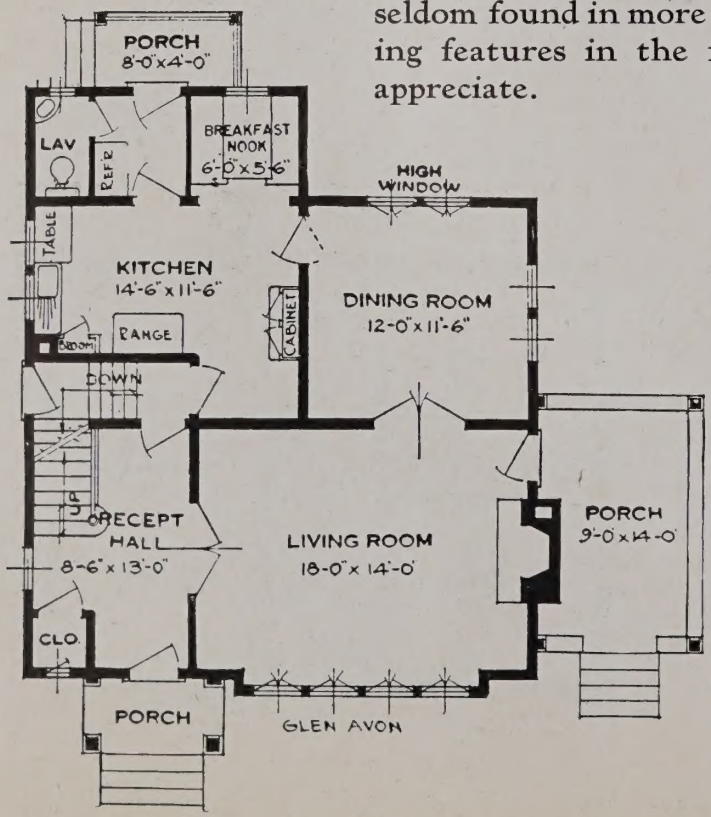


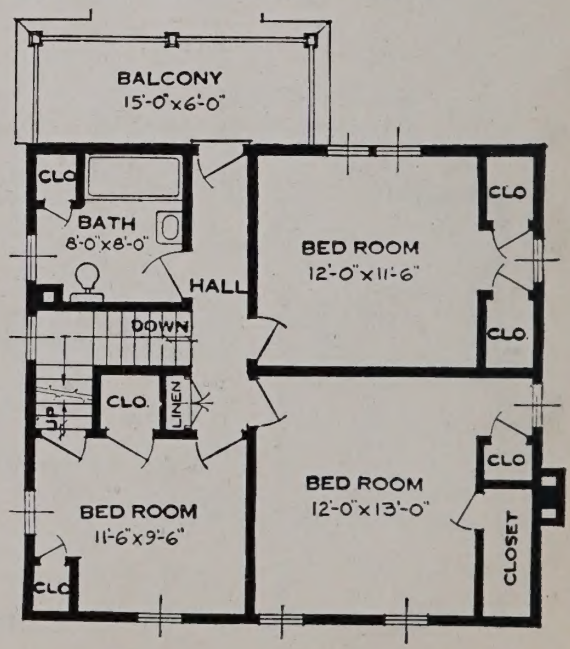





# The GLEN AVON

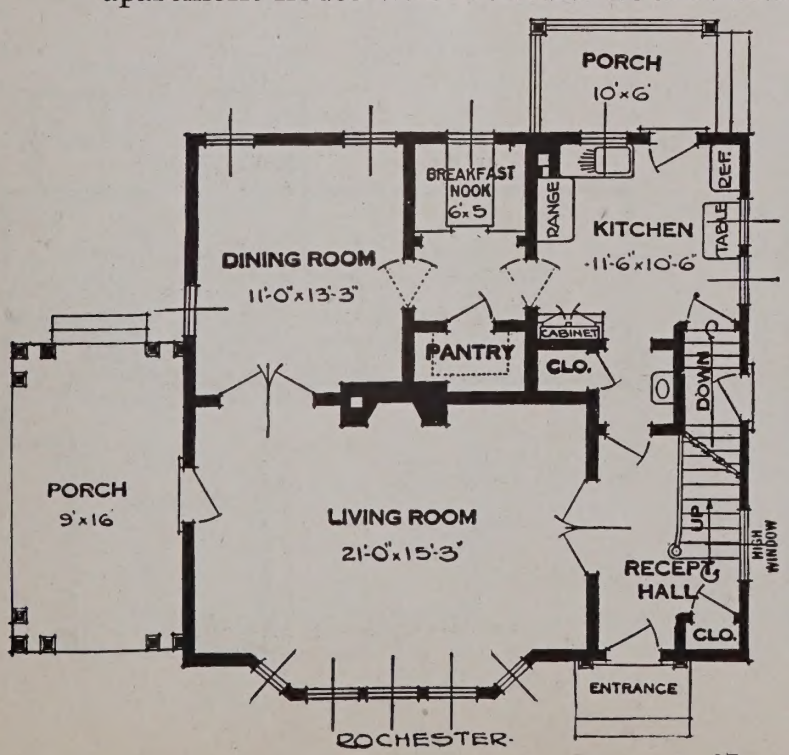
There is an atmosphere of peace and contentment about The Glen Avon which is seldom found in more pretentious homes, and there are time saving features in the floor plan that every woman will fully appreciate.

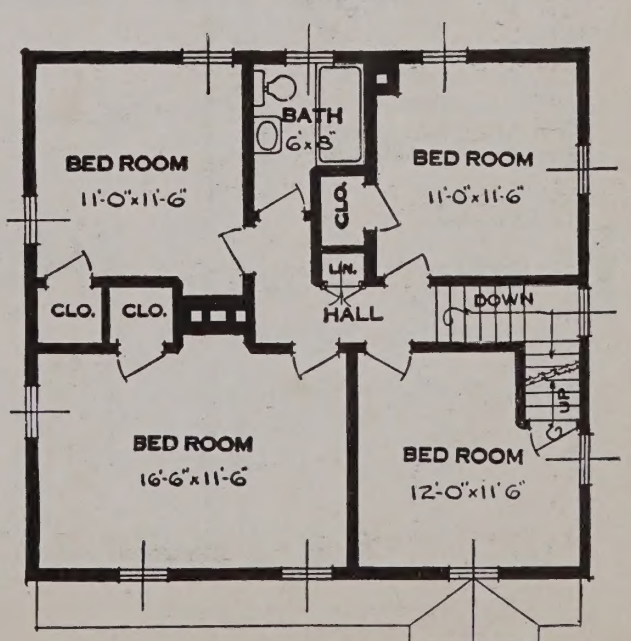


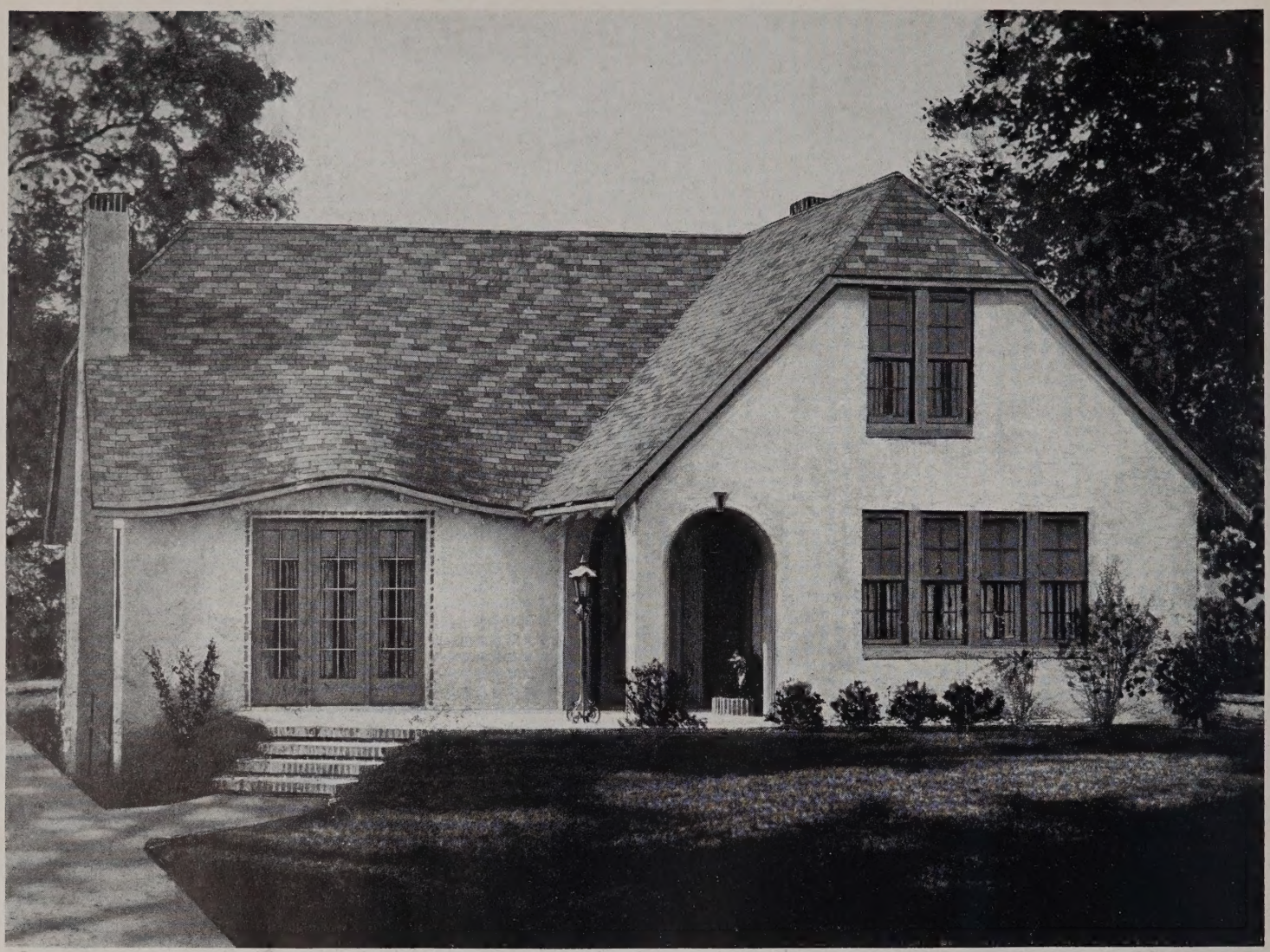



# The ROCHESTER

It is far easier for parents to maintain a wholesome atmosphere for their children in a private home like The Rochester than it is in a crowded tenement or apartment house where conditions are neither sanitary nor homelike.

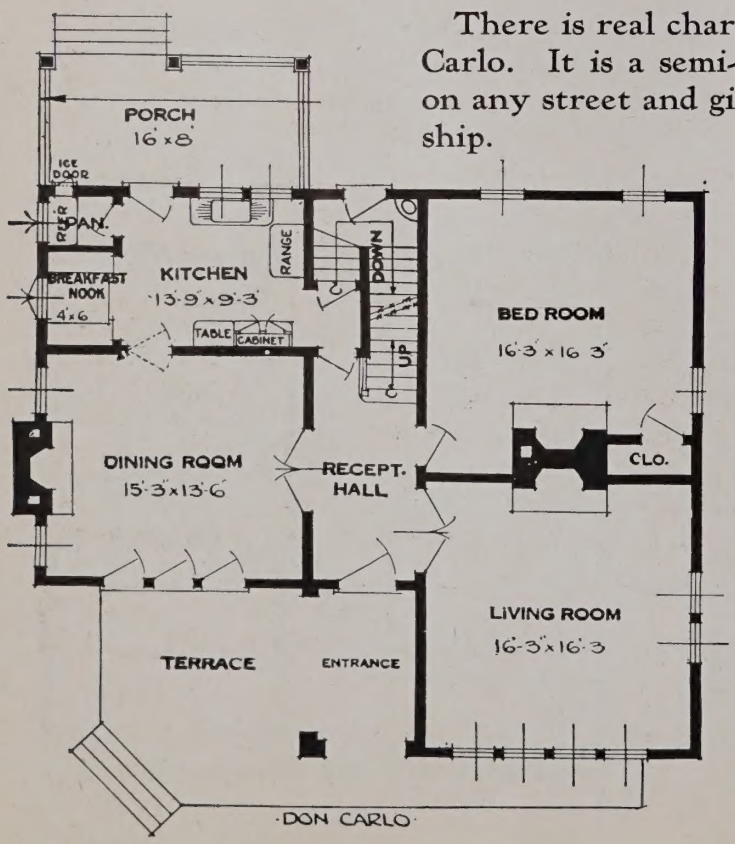


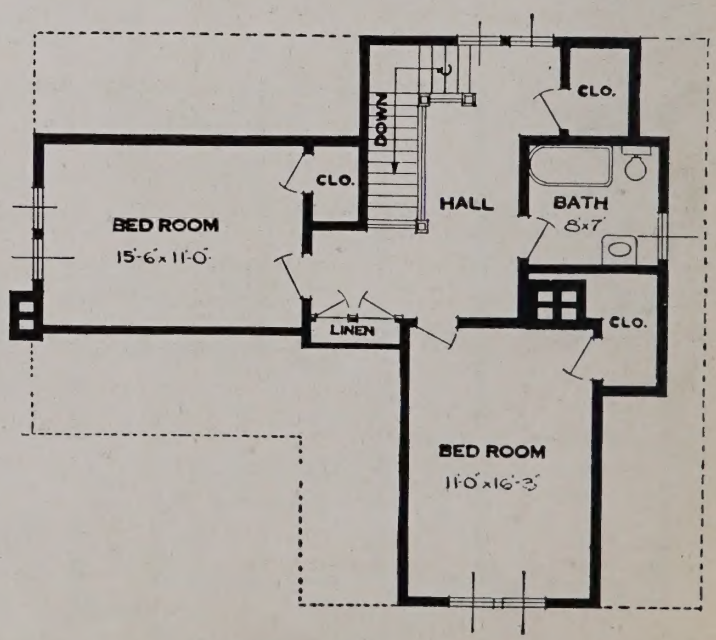





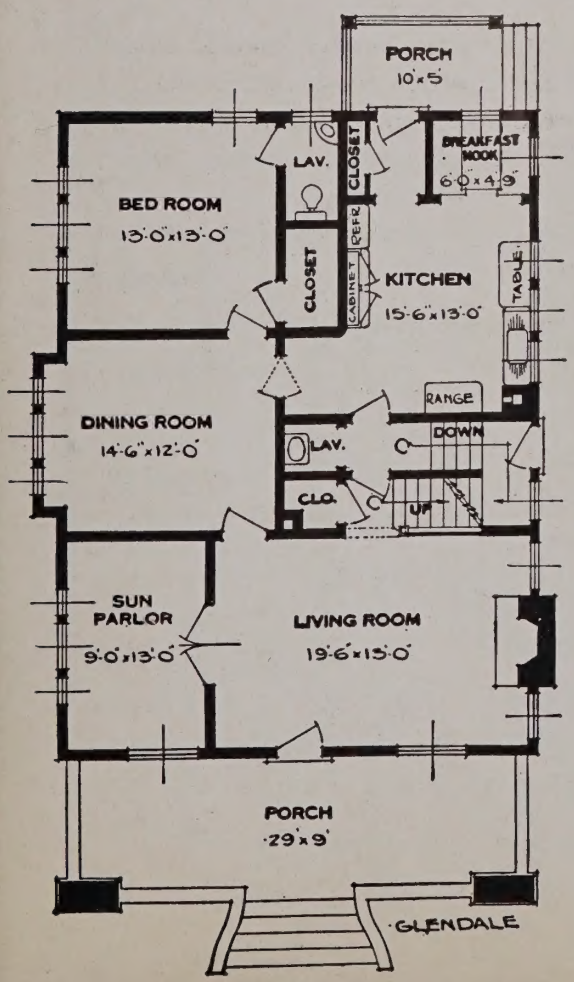
# The DON CARLO

There is real character as well as solid comfort in The Don Carlo. It is a semi-Spanish cottage that will create interest on any street and give its owners permanent pride of ownership.

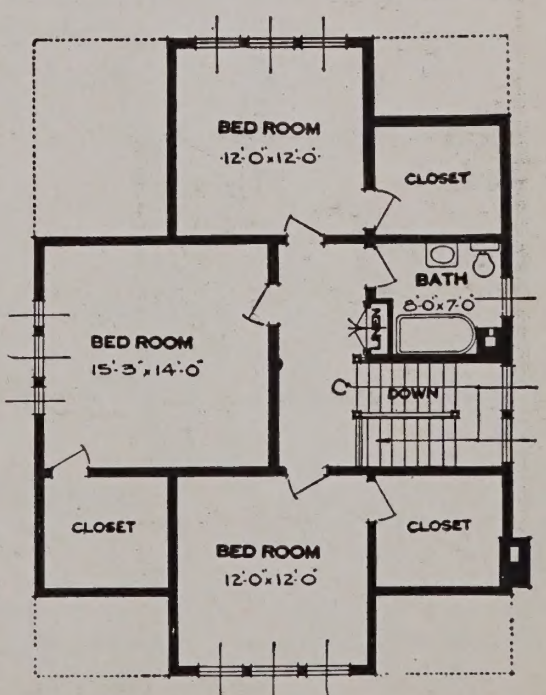


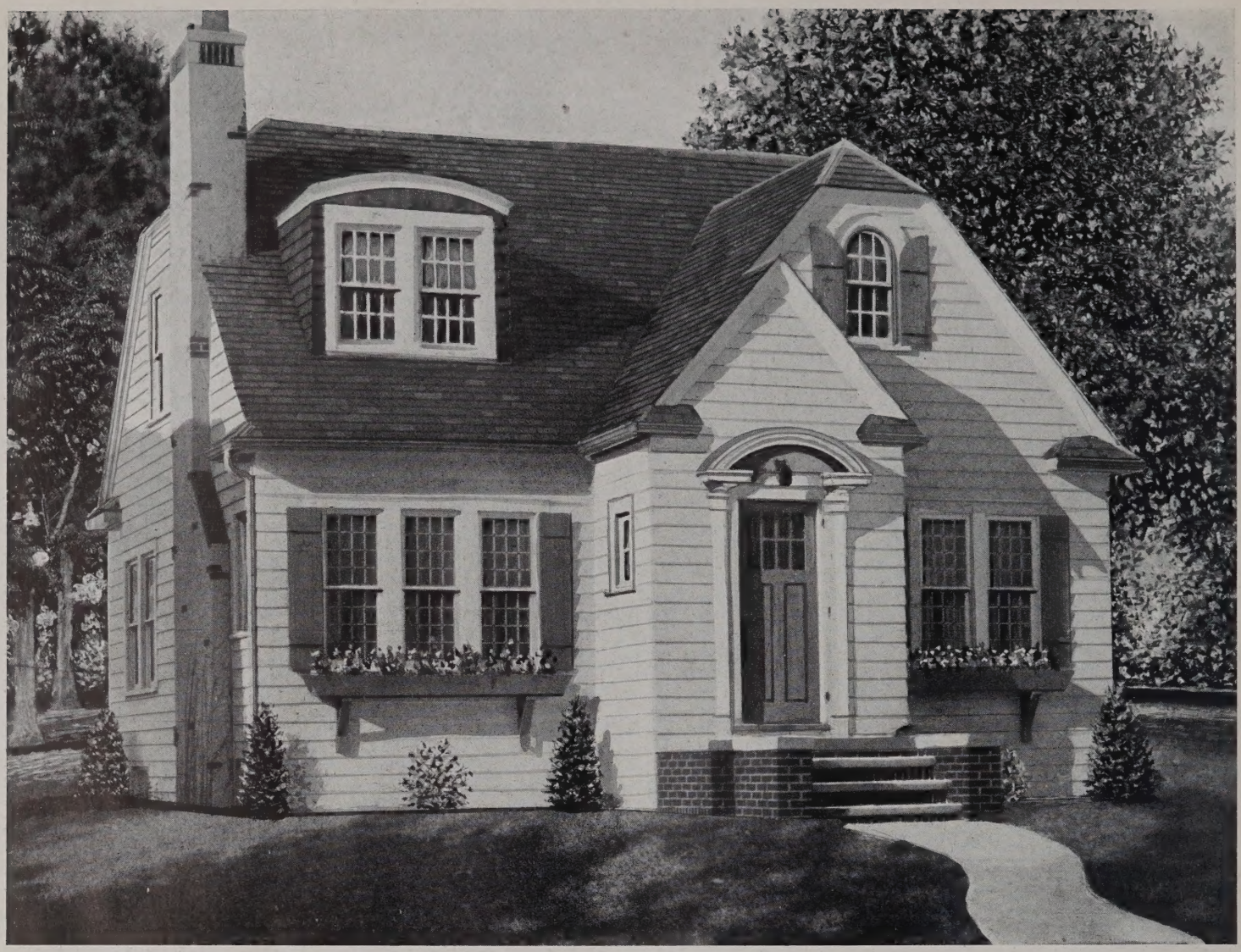



# The GLENDALE



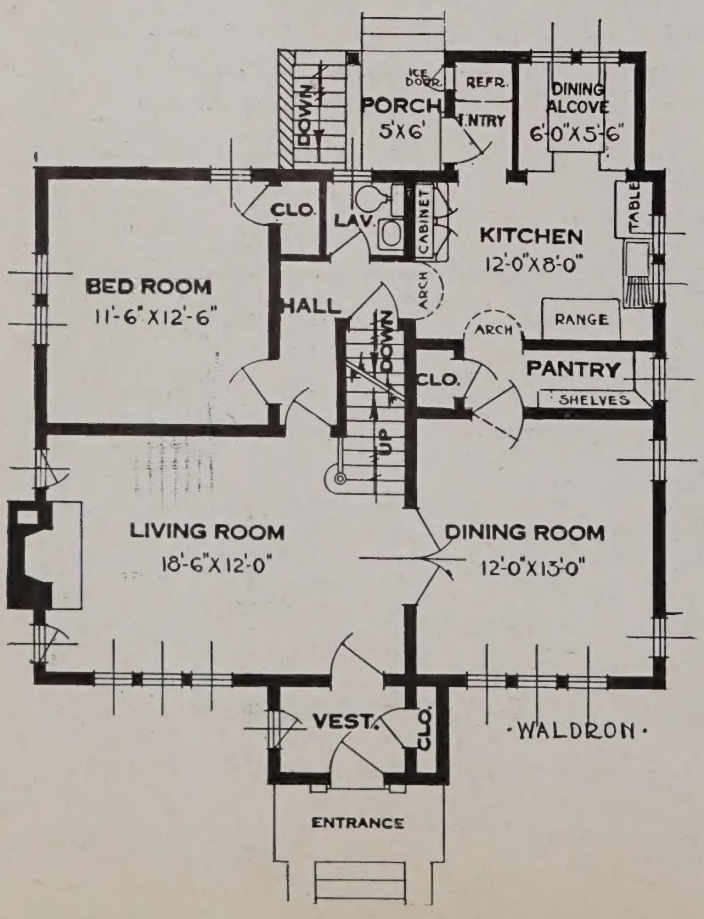

The Glendale has grace as well as proportion and balance. It was designed especially for the suburbs, or rural districts, where trees and shrubbery will add to its natural beauty.

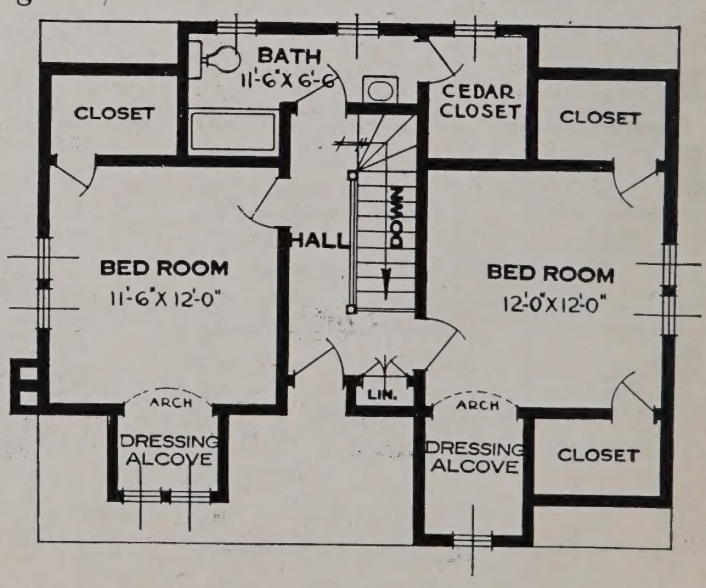




# The WALDRON

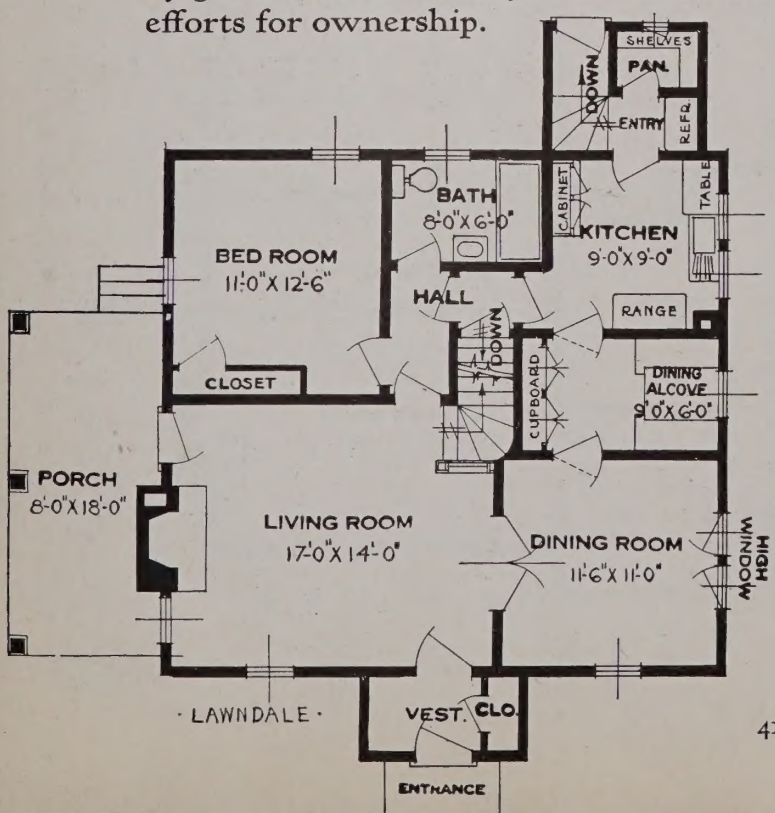
It was only a matter of time before Colonial architecture spread from the more conventional to the story and a half home. The Waldron is offered as an excellent example of this new note in modern designing.

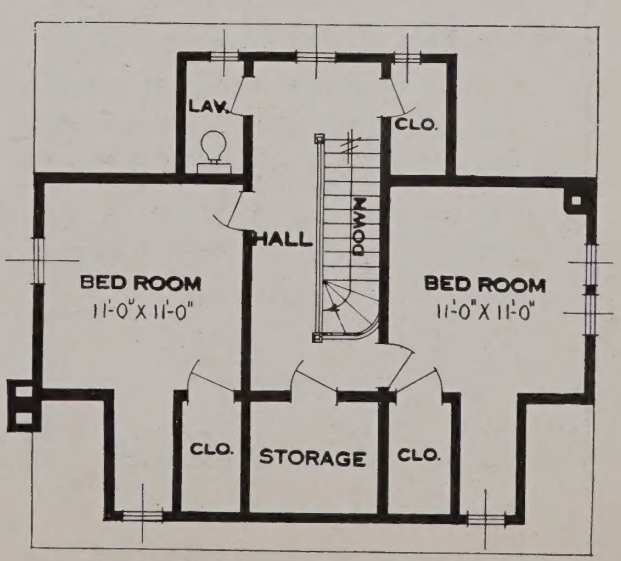


# The LAWNDALE

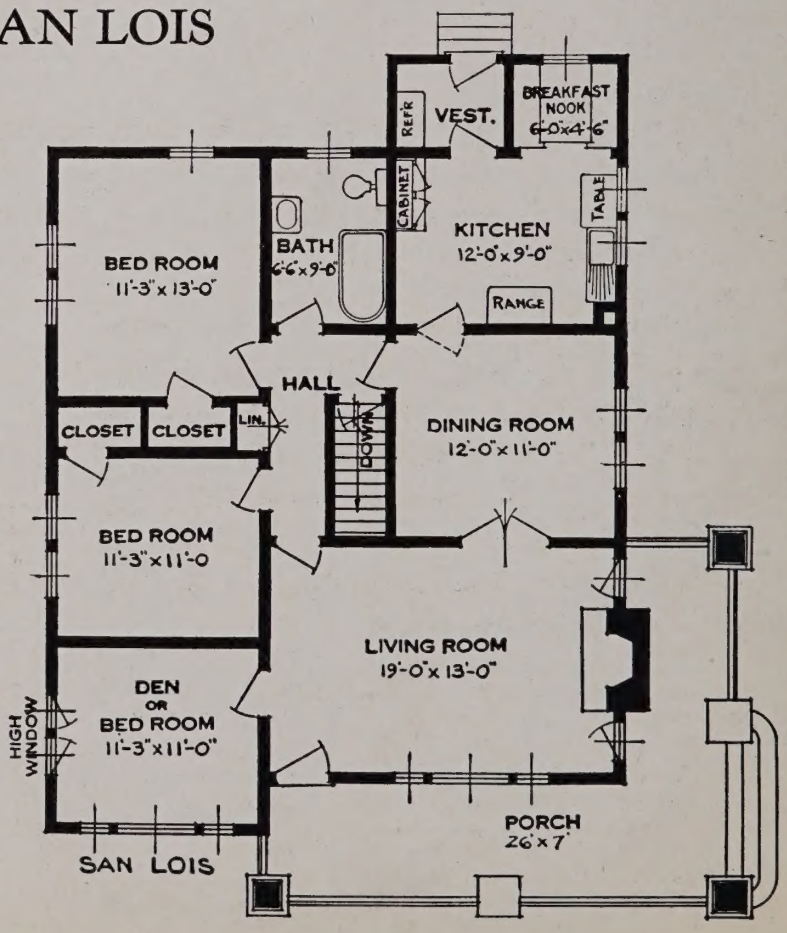
The Lawndale is a lovely home, quaint and with qualities that speak of contentment. Alone on a barren hill it would be a thing of beauty, but surrounded by garden and shrubbery it has charm and enchantment that lead unmistakably to efforts for ownership.



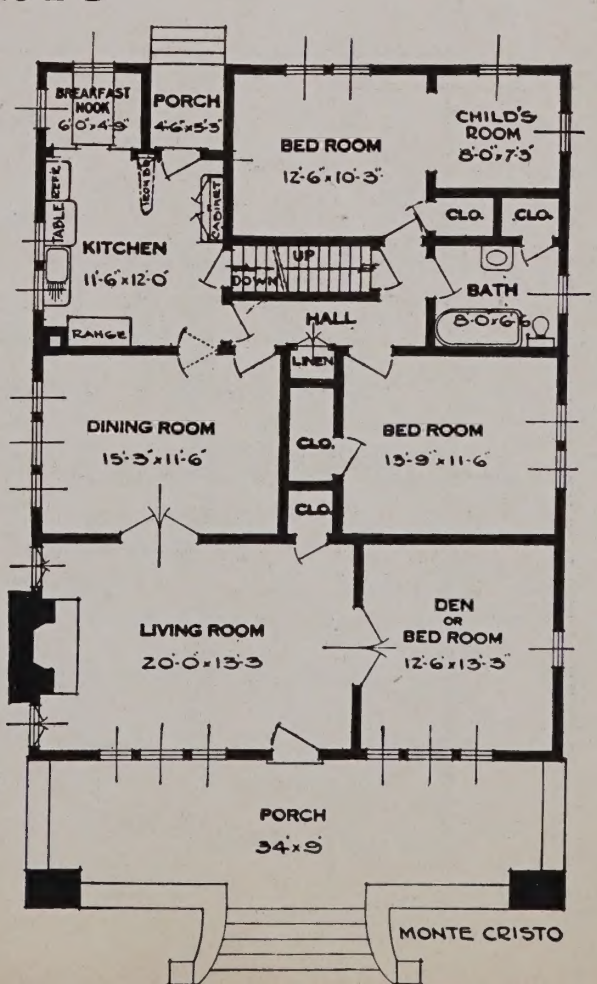
# The SAN LOIS

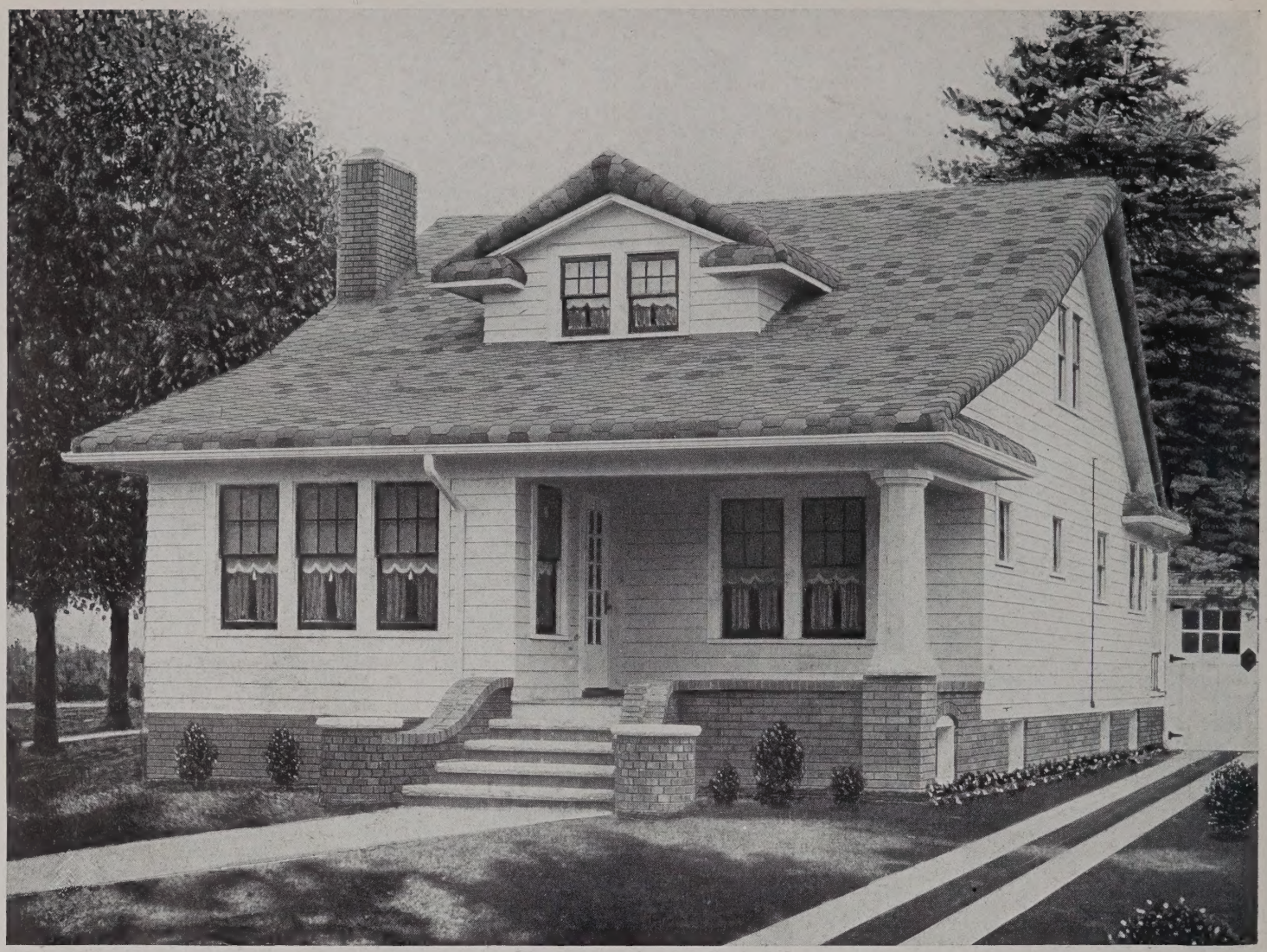
The increasing number of blue prints ordered for The San Lois proves beyond a doubt that it is one of the best-loved bungalows designed in recent years. It is true to type and has a floor plan entirely in keeping with its lovely exterior.



# The MONTE CRISTO

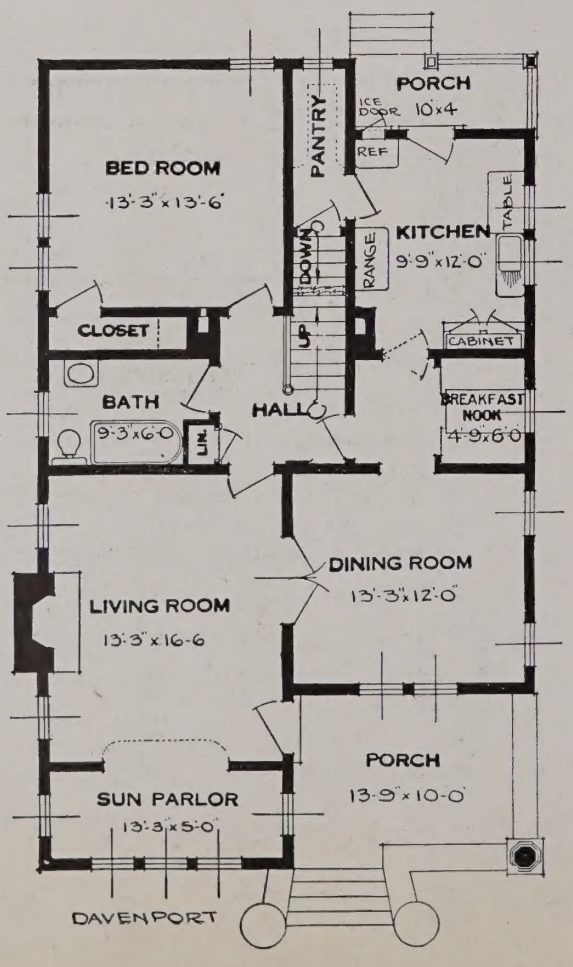
Nothing in the way of bungalow coziness has been overlooked in designing The Monte Cristo. The cobblestone chimney, the front porch treatment, and the most popular one-story floor plan of recent years, all go to make this one of the outstanding bungalows of our day.

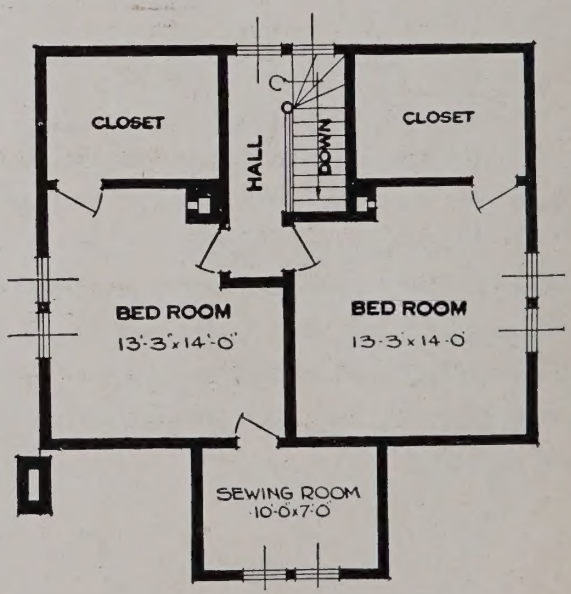




# The DAVENPORT

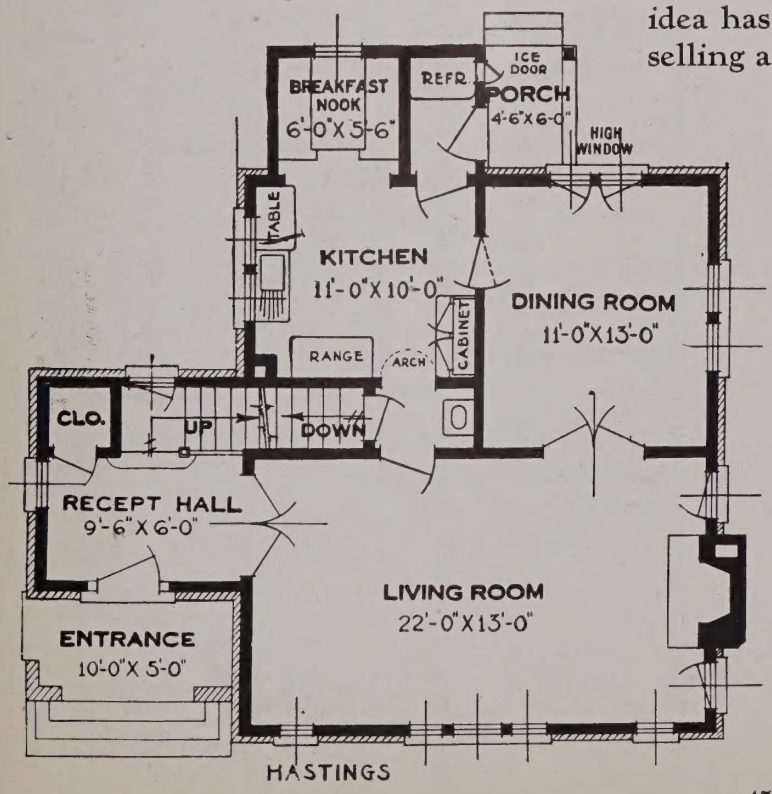
Practically all of the usual home comforts are to be found in The Davenport.

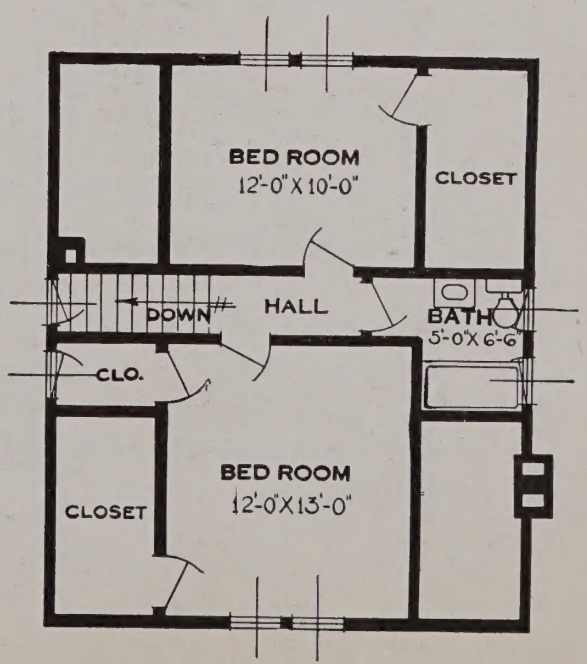


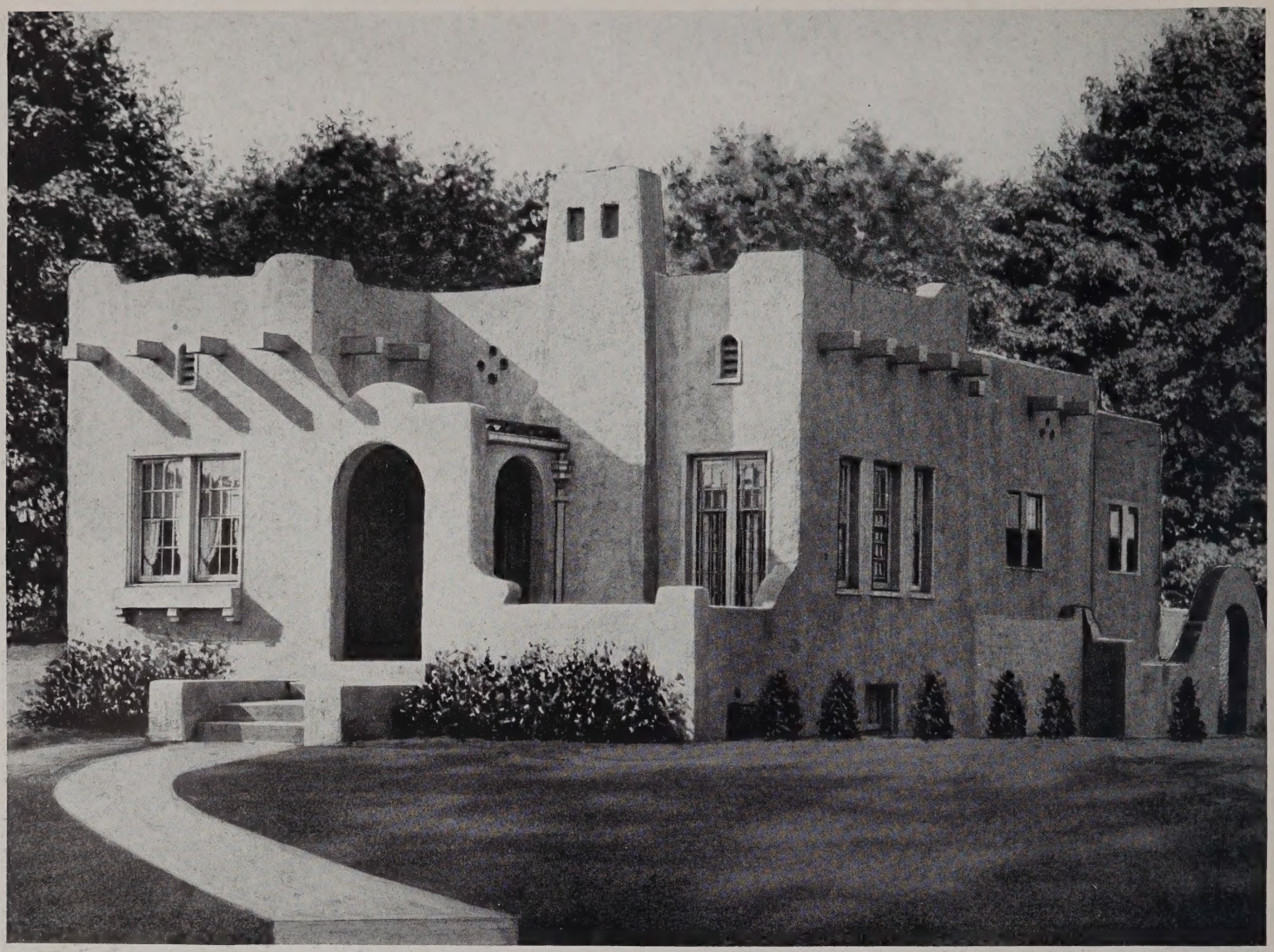



# The HASTINGS

If a cottage of five rooms is wanted, The Hastings will satisfy. Every homey idea has been added that can be found in homes selling at double its construction cost.

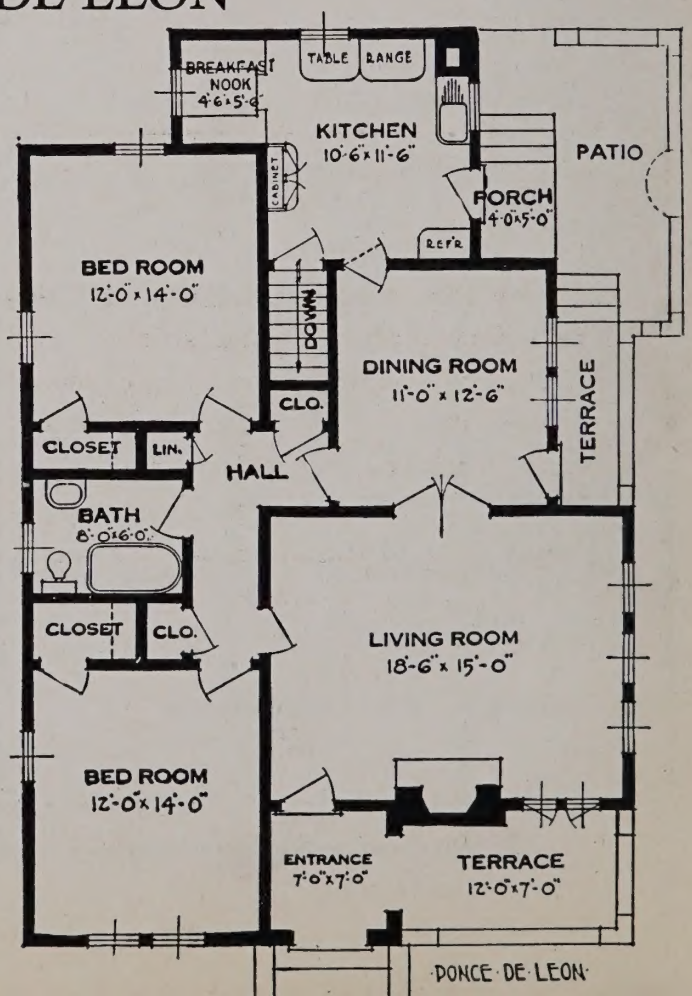




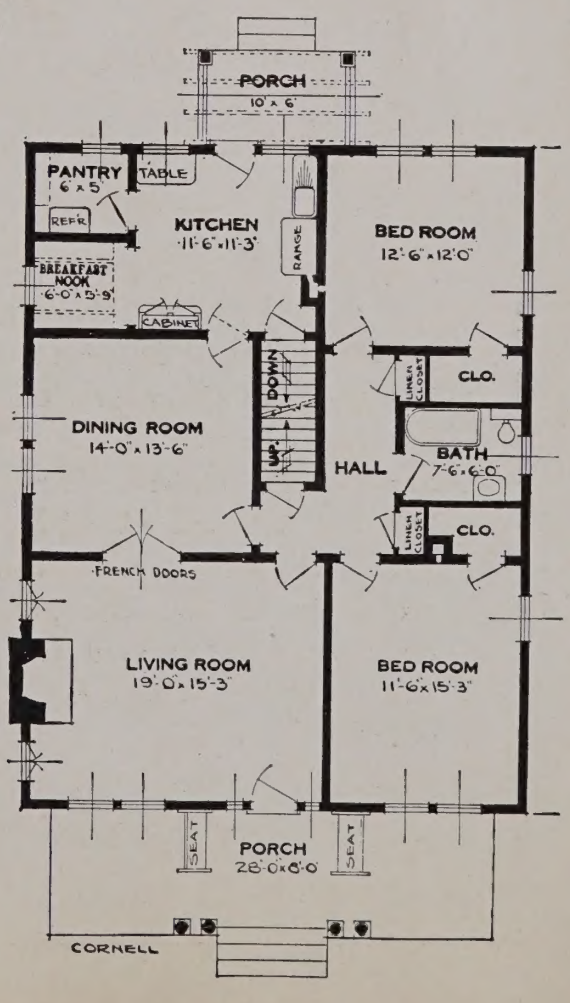
# The PONCE DE LEON

This beautiful Spanish bungalow is one of the most attractive five-room designs so far offered to lovers of Spanish architecture. It can be constructed at low cost, due to the simplicity of the exterior design and the practical floor plan, yet it will stand on any street anywhere as a home of distinction.



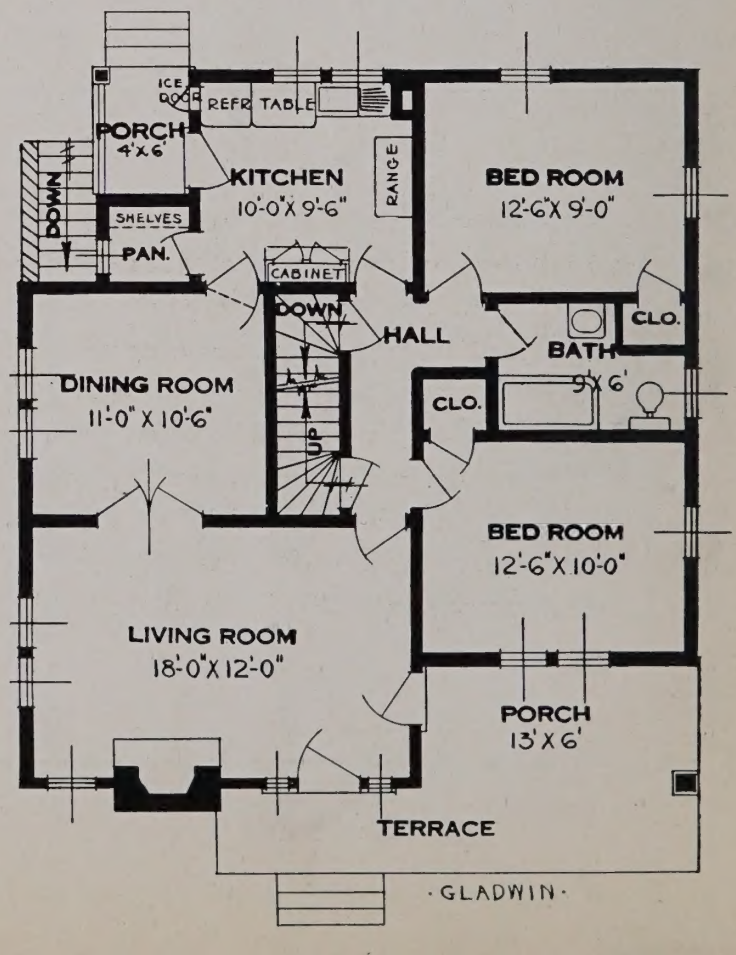
# The CORNELL

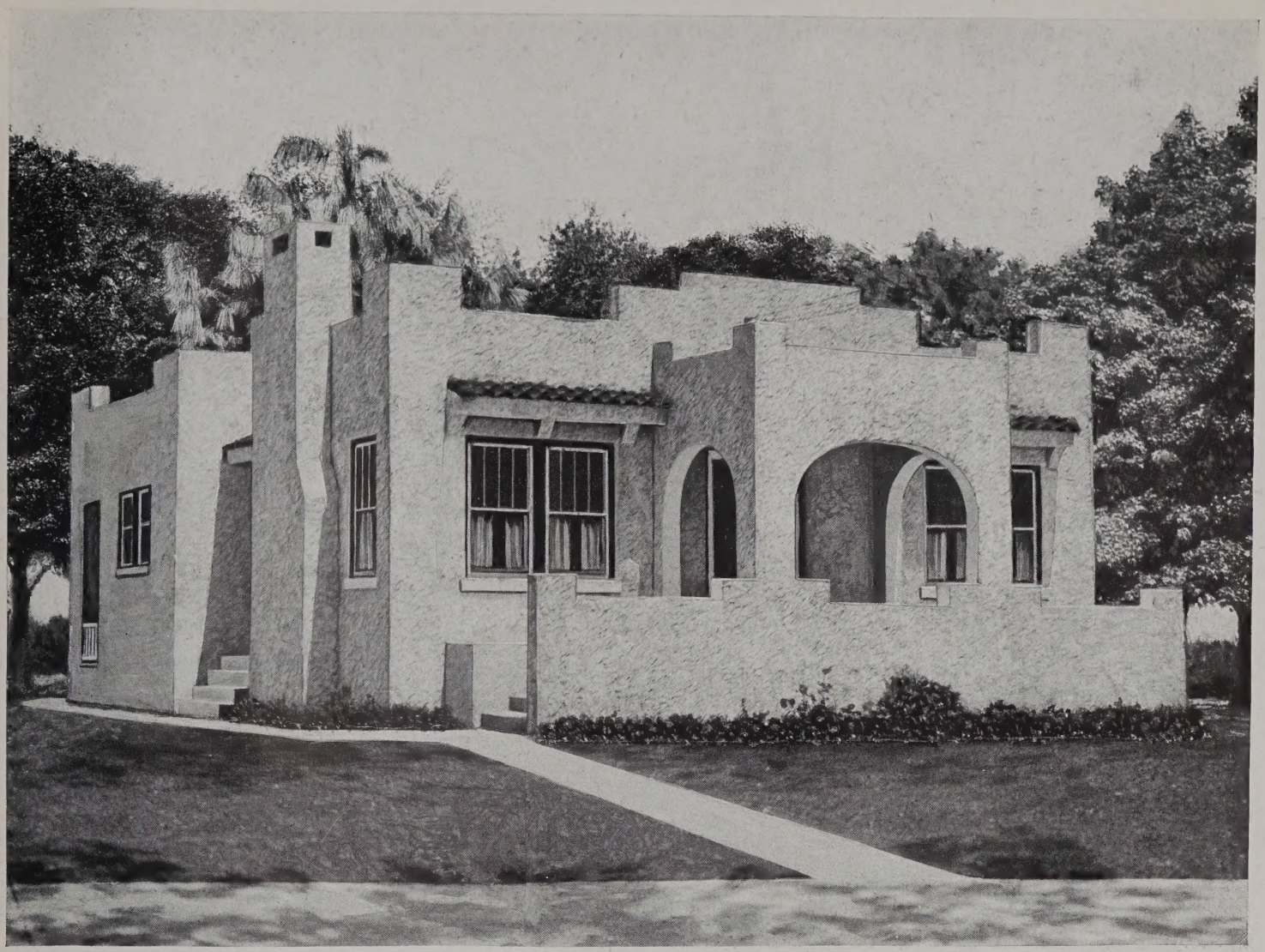
The charm and simplicity of Colonial architecture is undeniable, and this fact explains why more Colonial houses have been constructed in recent years than all other types combined. The Cornell is a splendid example of a Colonial cottage of merit and has a floor plan entirely in keeping with its exterior.



# The GLADWIN

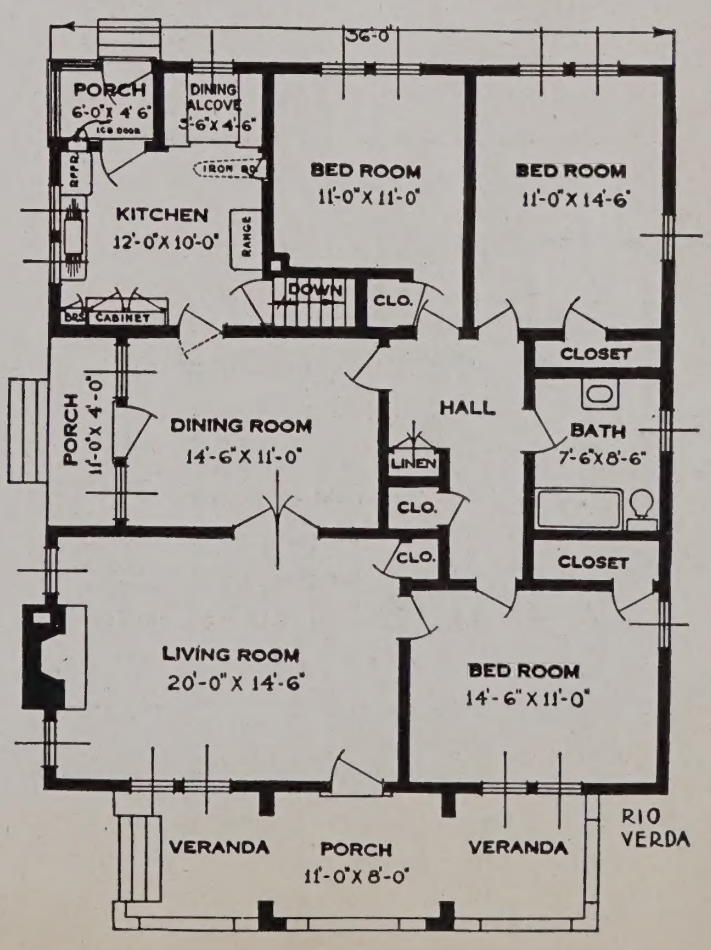
The bungalow has come to stay. It offers many advantages and lends itself readily to different modes of interior arrangements. The Gladwin has been thoughtfully designed and fulfills every requirement inside and out. Everything considered, it is a picturesque and charming home, well worth the effort and energy spent towards its possession.





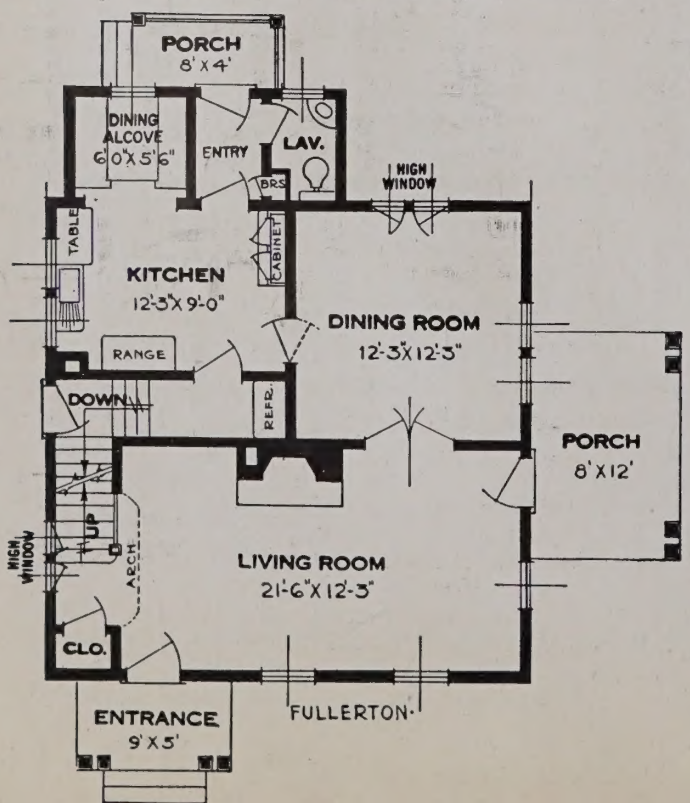
# The RIO VERDA

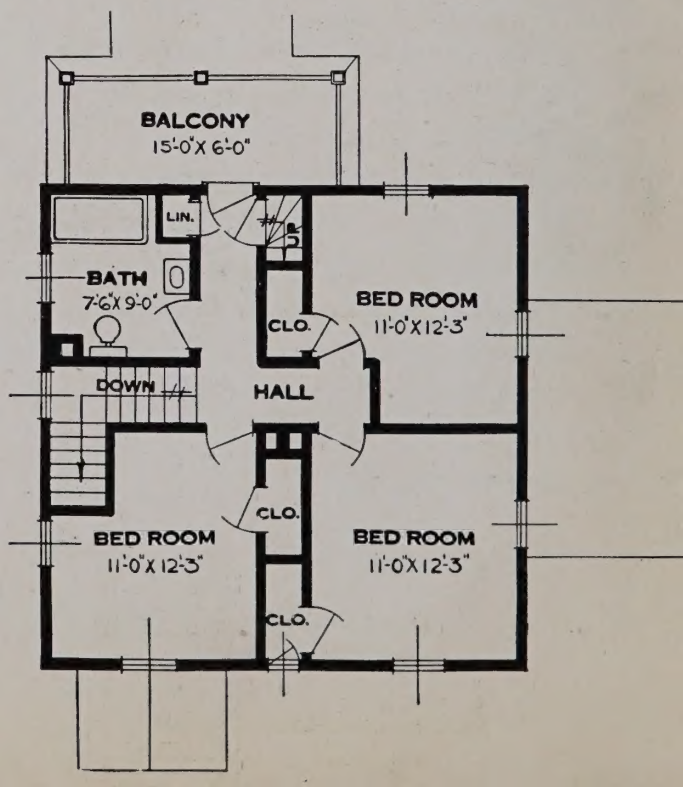
One may be proud of the pride which demands something different in a home. The Rio Verda is a Spanish type especially designed for those whose pride calls for something distinguished without unnecessary extravagance. At its actual cost, The Rio Verda is in a class alone, and in its floor plan every conceivable comfort can be found.

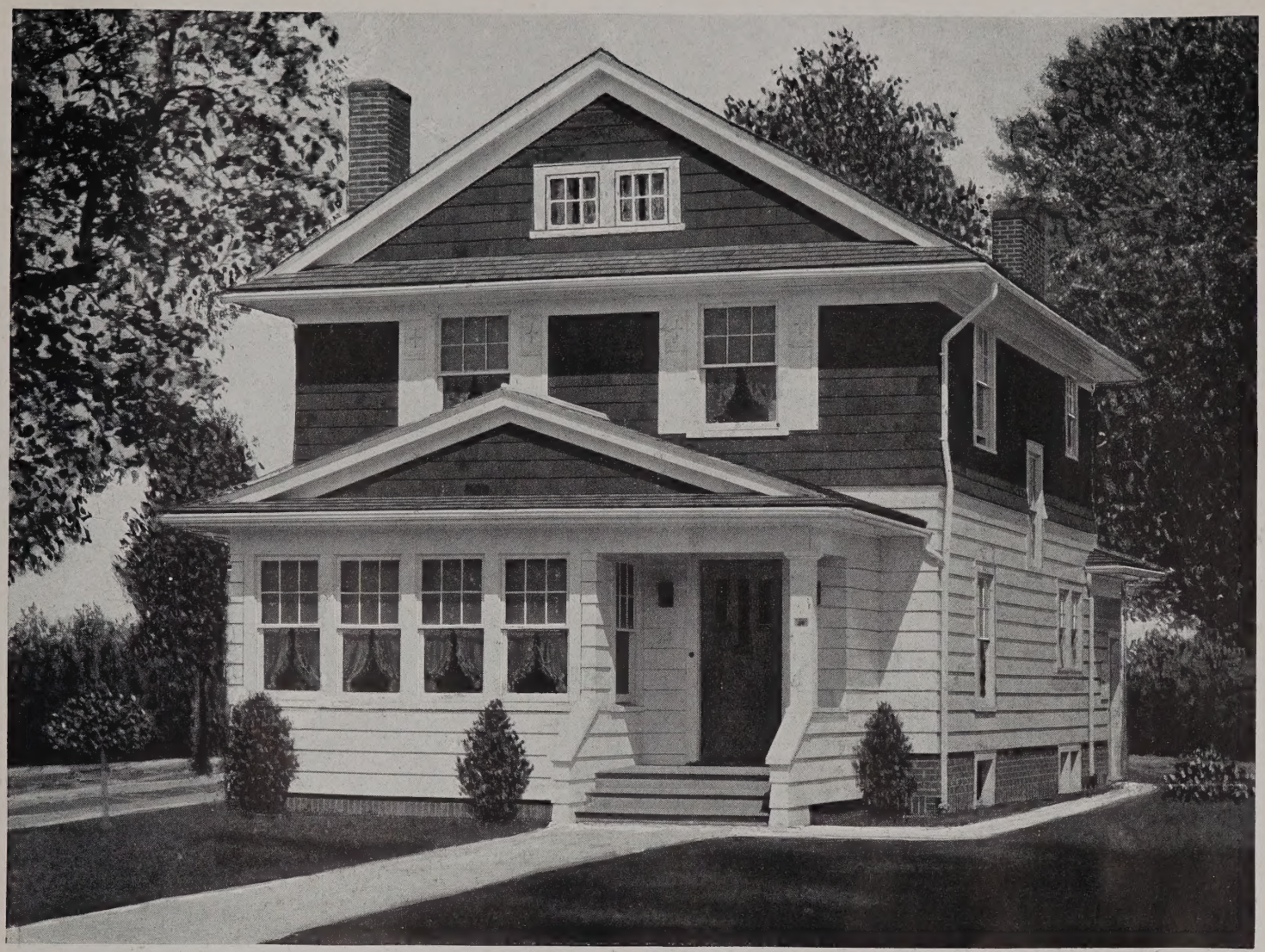


# The FULLERTON

Everything to make home life more pleasant has been included in the design of this practical home. The floor plans afford a pleasant and compact arrangement that will be a joy to any woman who makes The Fullerton her home.

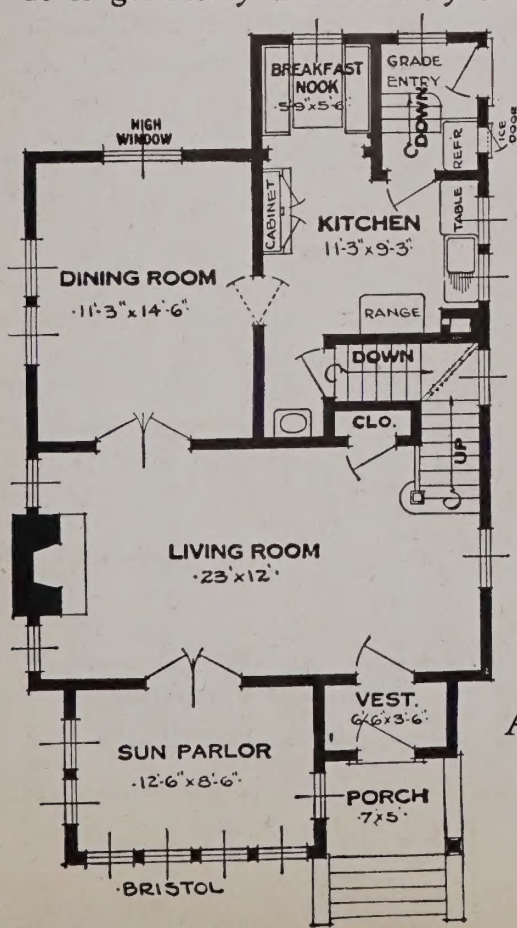


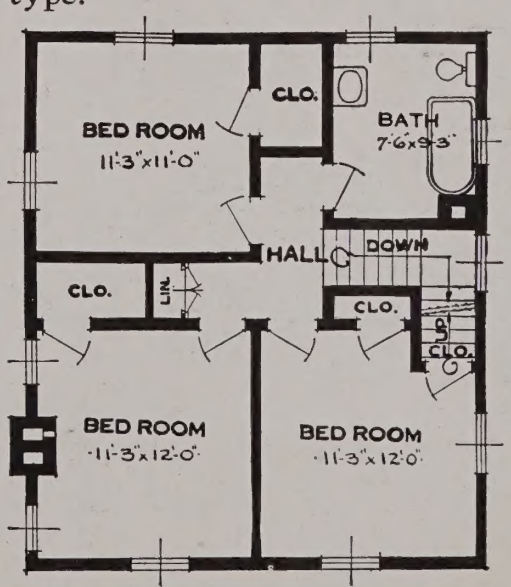





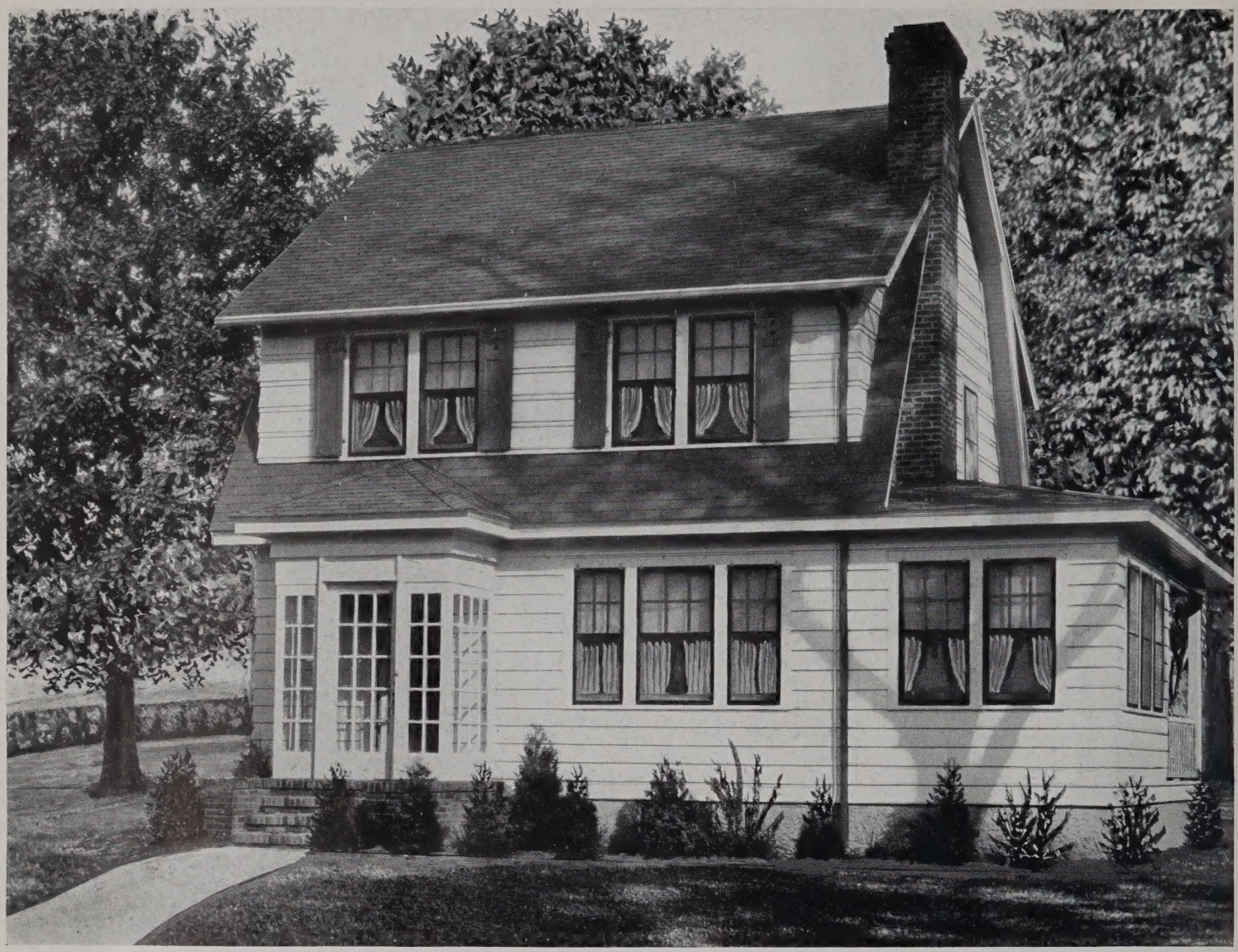
# The BRISTOL

It is generally admitted by all contractors and builders that the square type house is the most economical to construct, easiest to arrange conveniently, and as a rule is the most salable type.



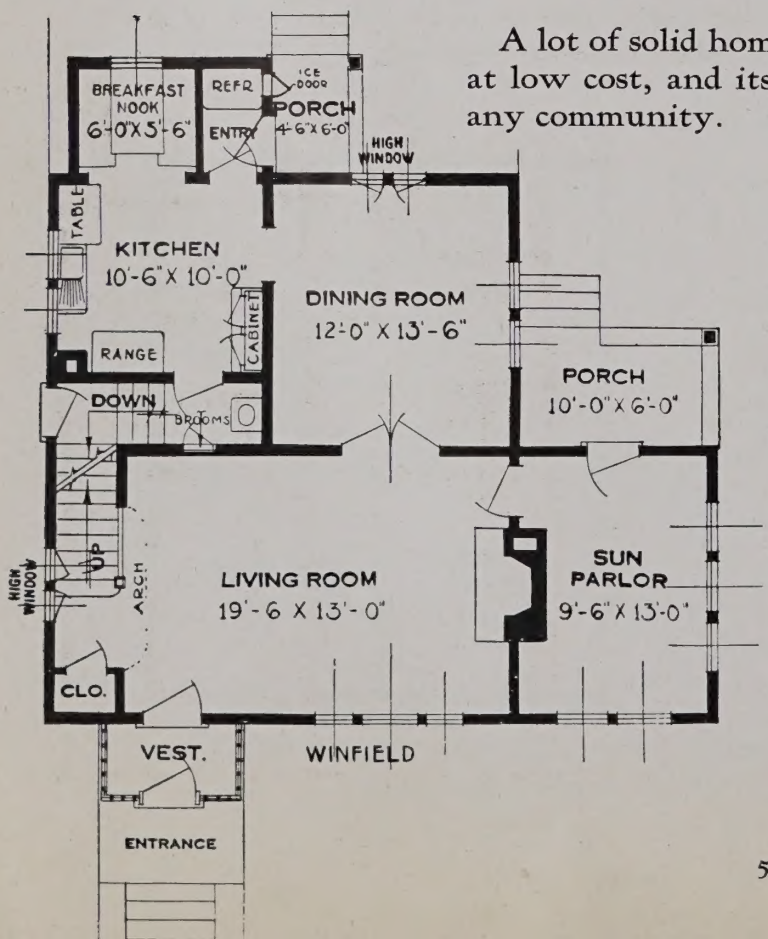



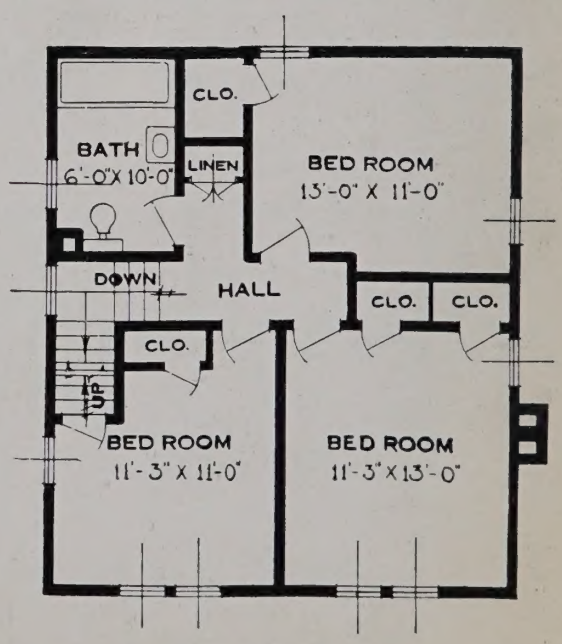

All plans are so prepared as to permit frame, stucco, brick or tile construction.

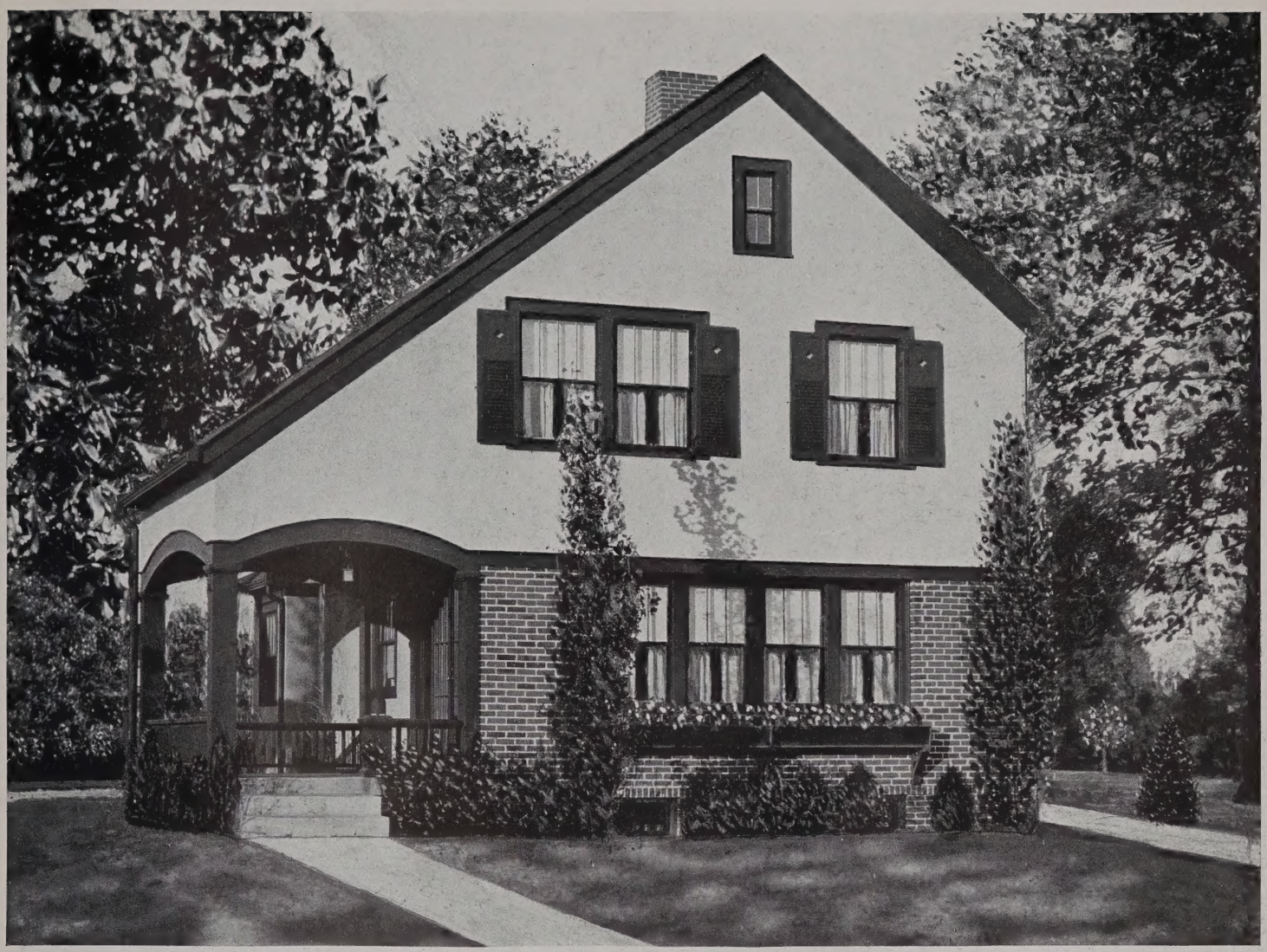


# The WINFIELD

A lot of solid home comforts can be found in The Winfield at low cost, and its quiet Colonial dignity is undeniable in any community.

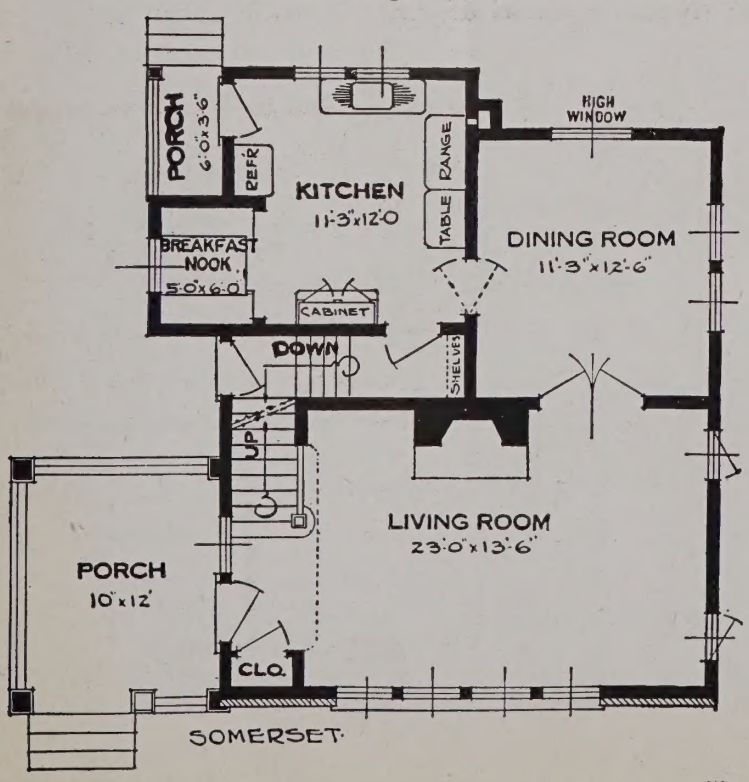


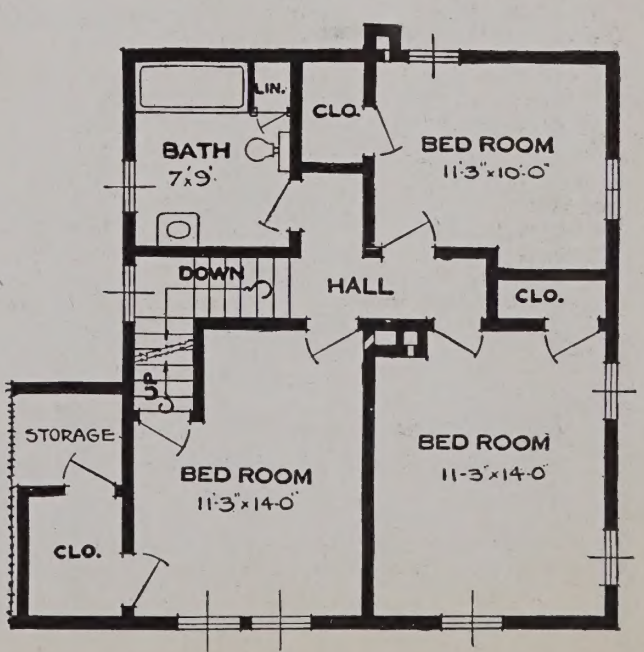



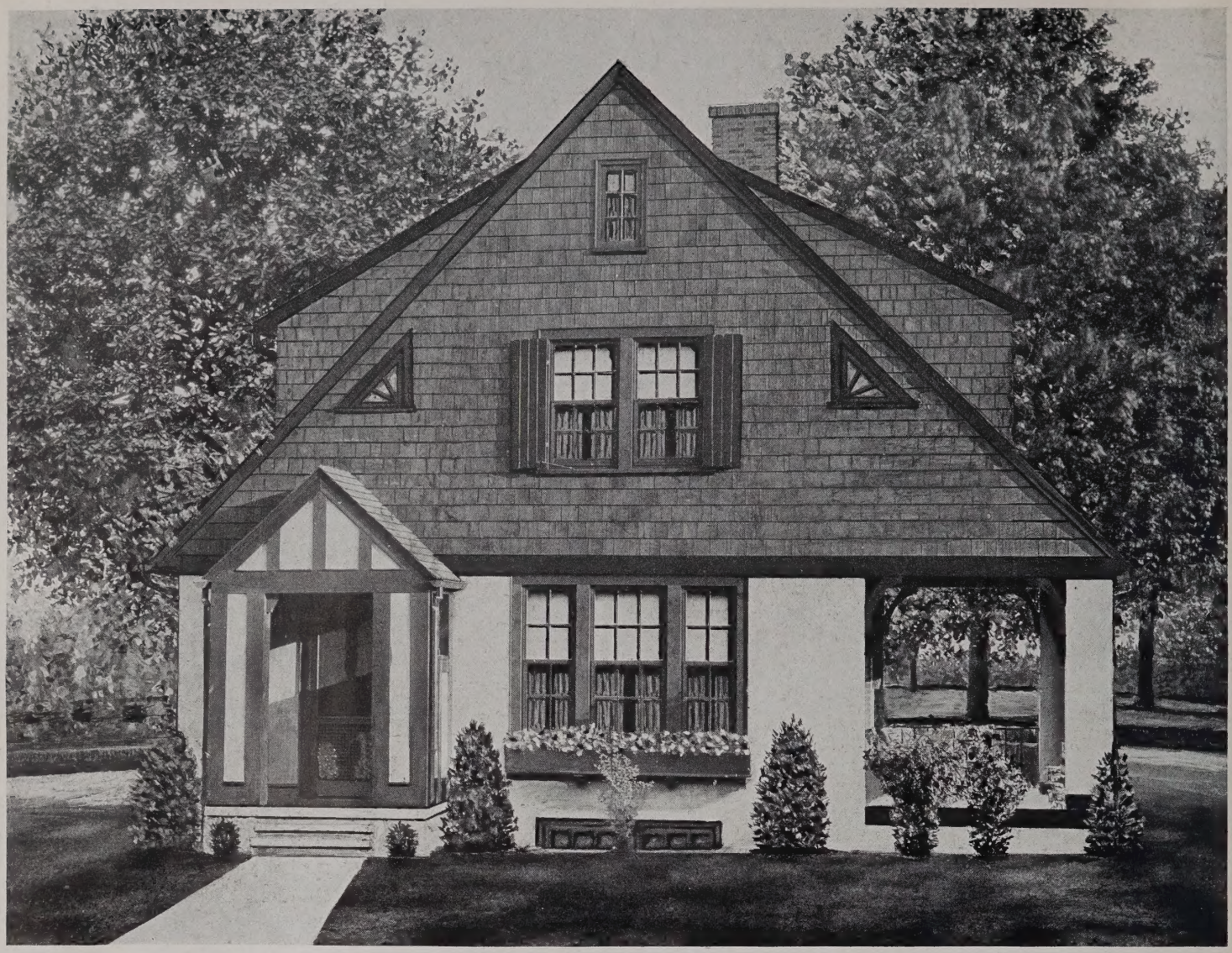


# The SOMERSET

Character and comfort for a lifetime, without unnecessary cost, were the watchwords in designing The Somerset, as three minutes' consideration will prove.

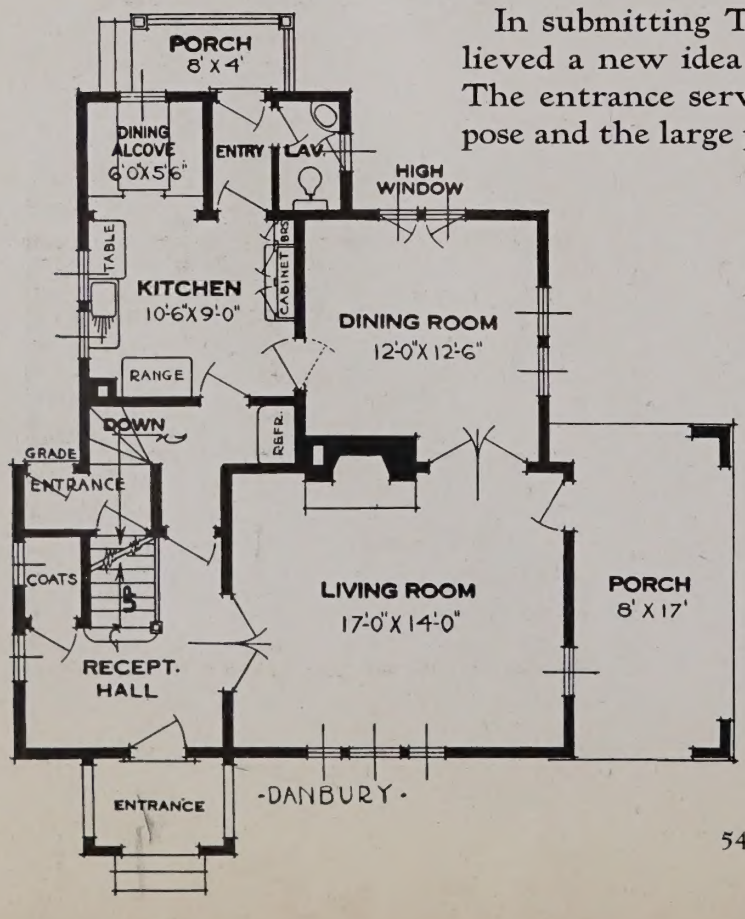


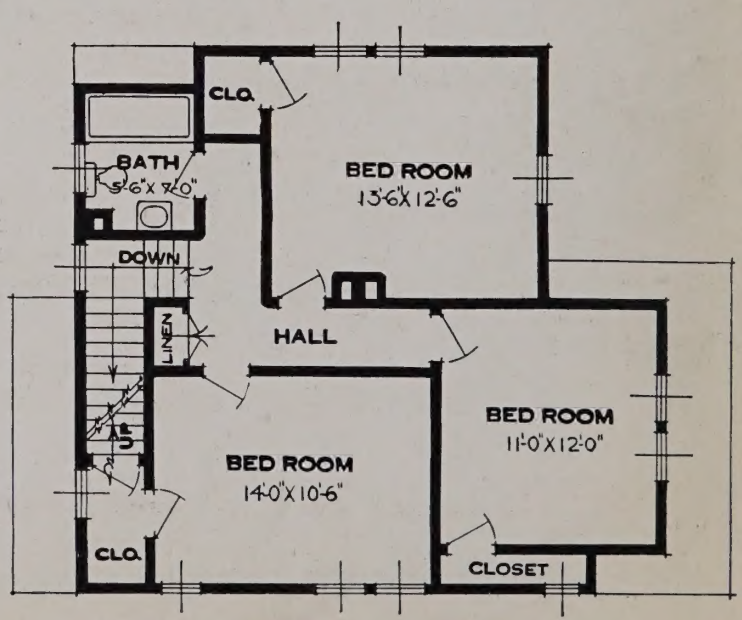





# The DANBURY

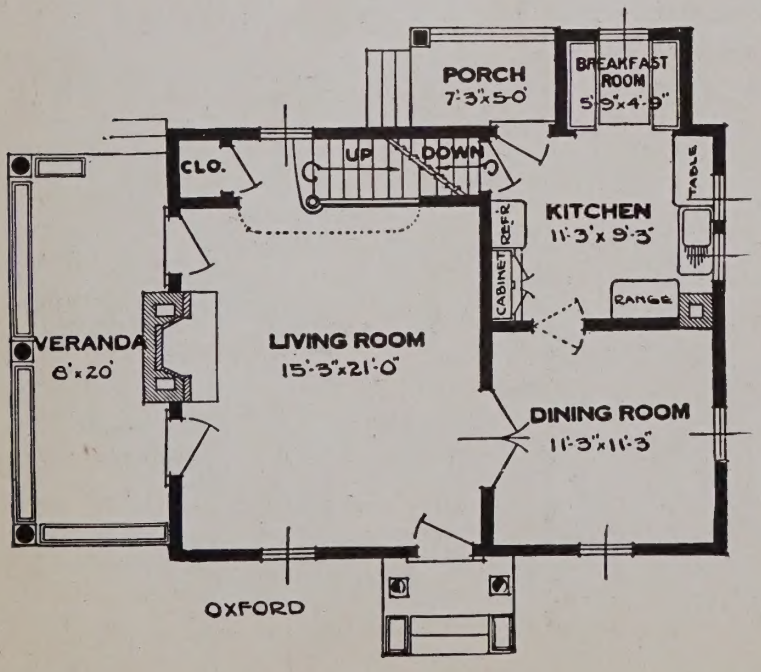
In submitting The Danbury for consideration it is believed a new idea in an English type of home is offered. The entrance serves a useful as well as ornamental purpose and the large porch will undoubtedly appeal to many.

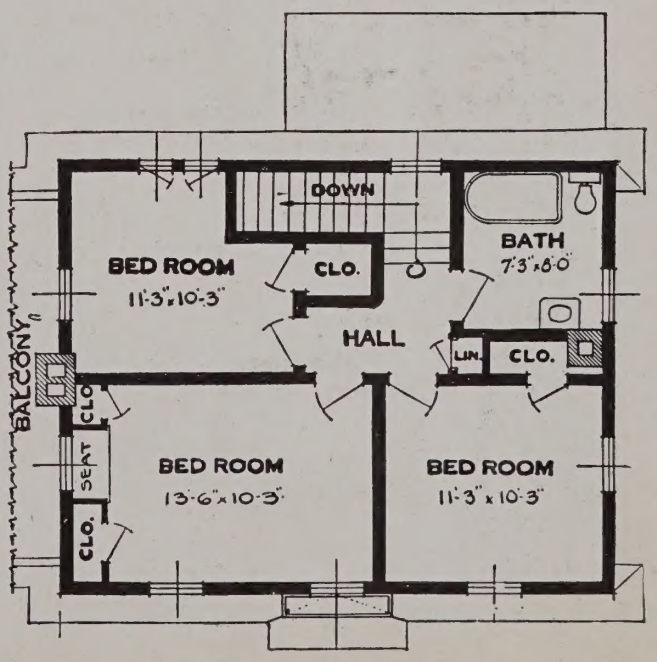


# The OXFORD

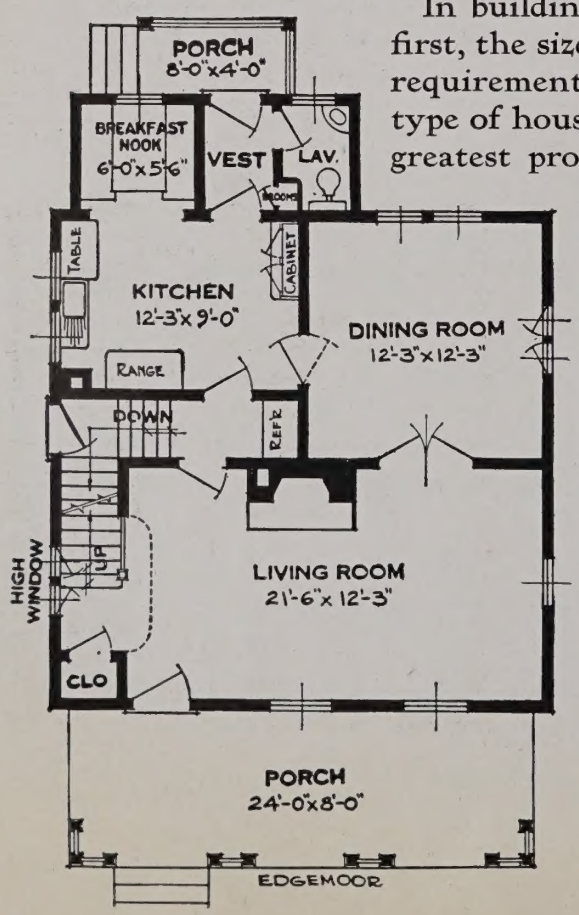
The Oxford is the most popular small Colonial offered in recent years, judging by the number of blue prints sold for its construction. Here is both comfort and class at small cost.

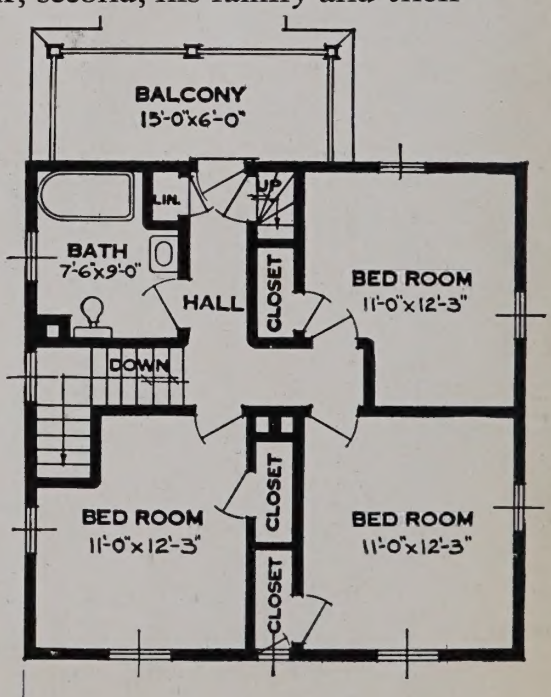


# The EDGEMOOR

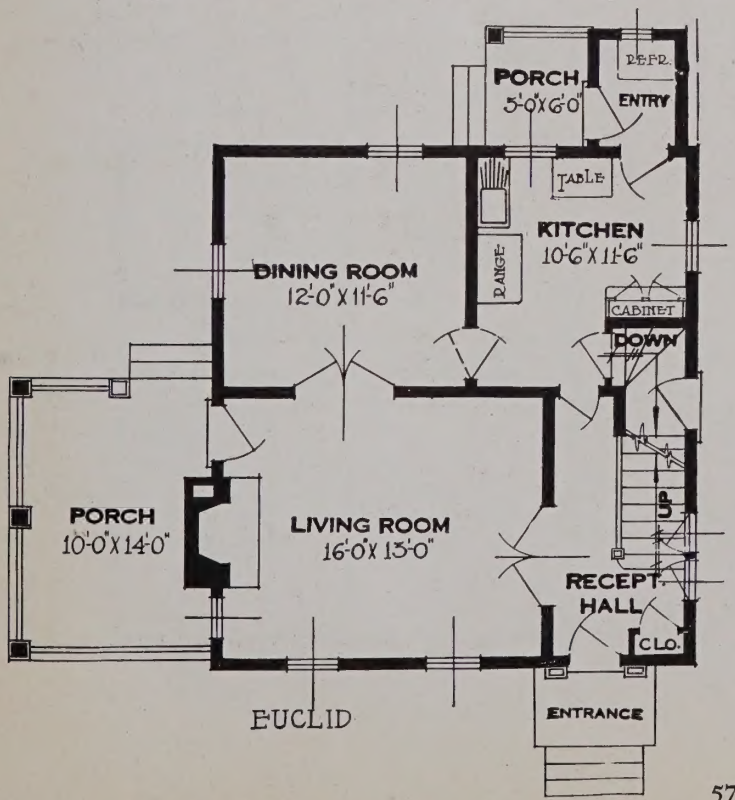
In building a home, there are three points to be considered: first, the size of one's pocketbook; second, his family and their requirements; and third, the type of house out of which the greatest profits can be realized if it becomes necessary to dispose of it.

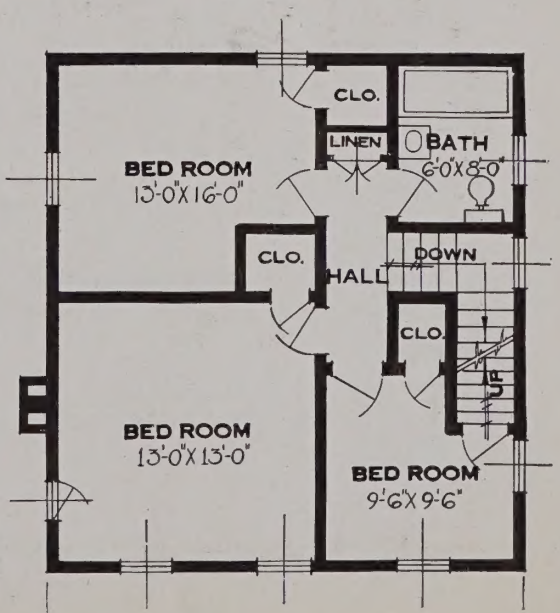


# The EUCLID

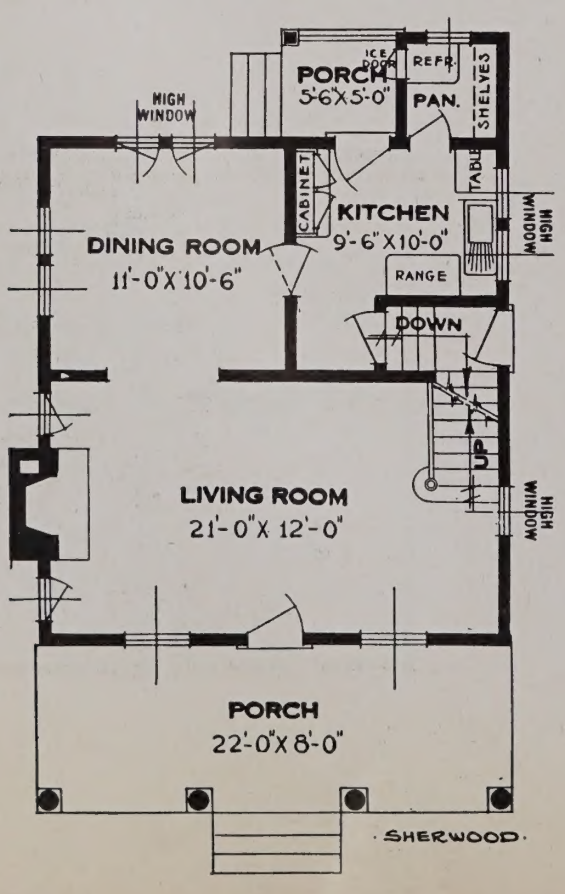
A touch of dignity about this square type Colonial gives it a place in restricted neighborhoods where other designs in its price class would not be permitted.

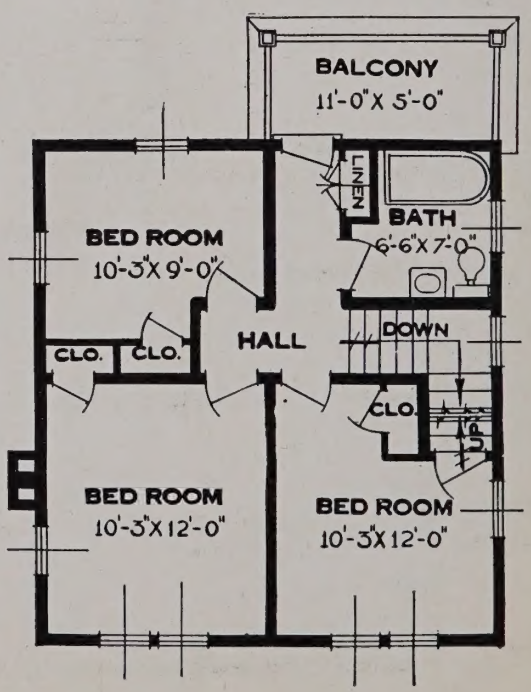


# The SHERWOOD

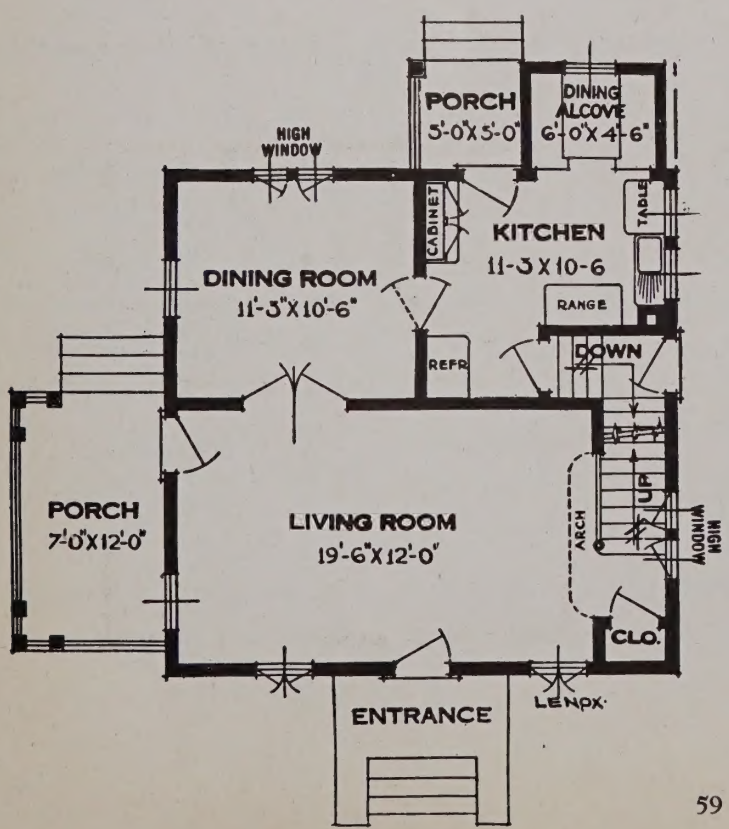
The attractive simplicity of The Sherwood prevents it from ever going out of date or becoming commonplace.

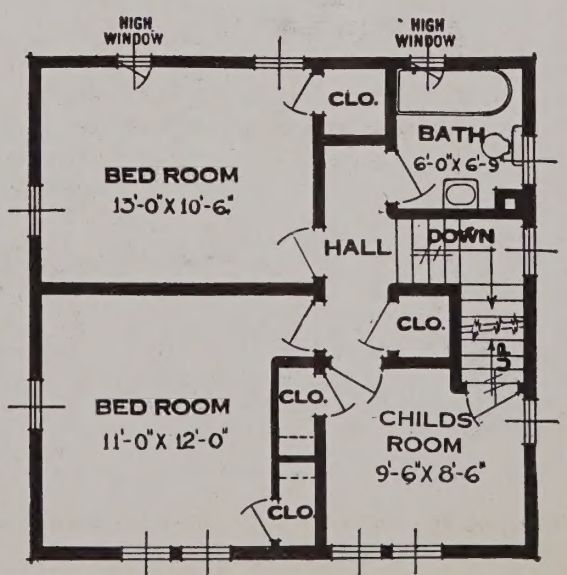


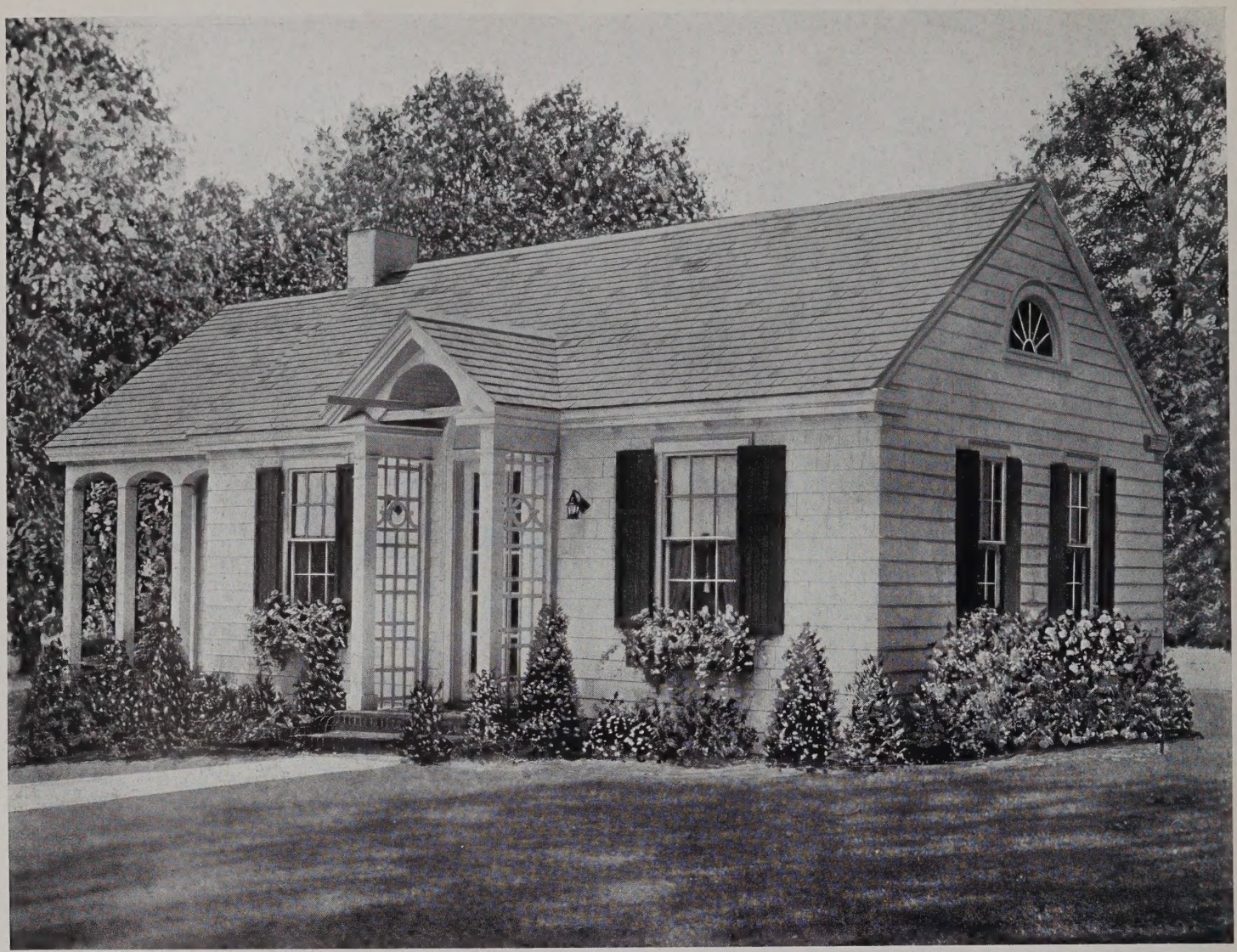



# The LENOX

The Lenox is a small, practical Dutch Colonial, designed as carefully in every detail as homes costing twice as much to build.

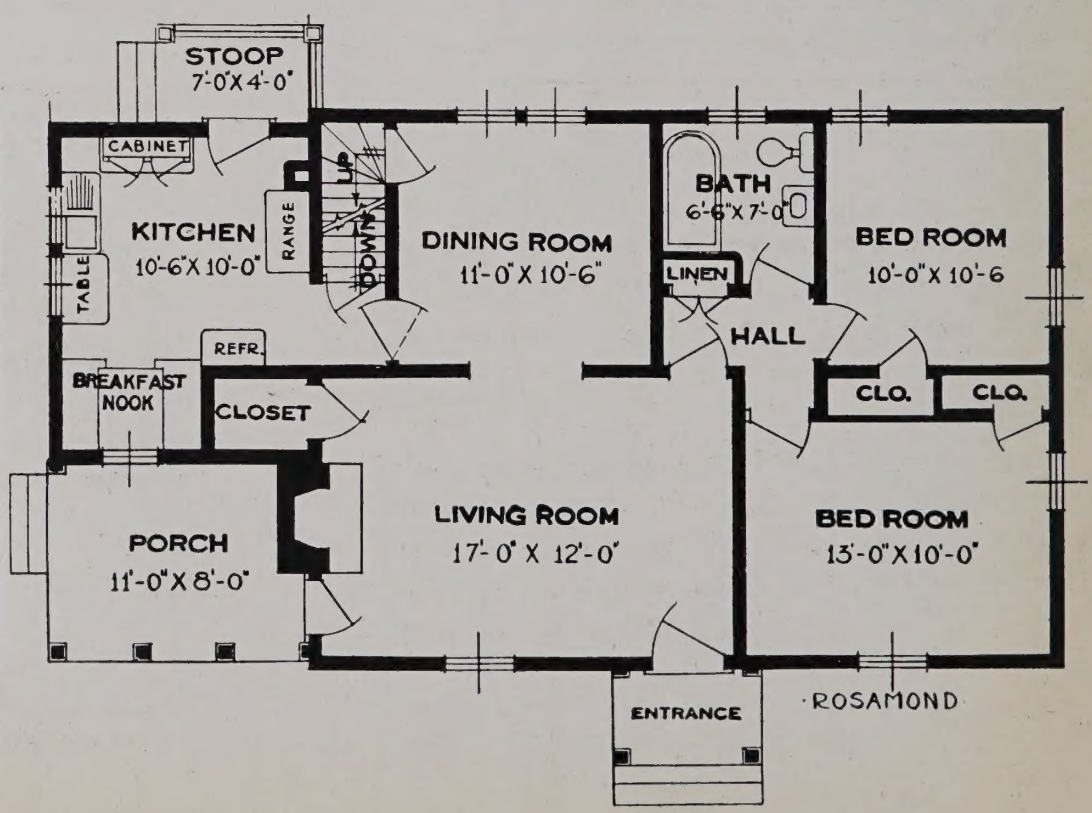




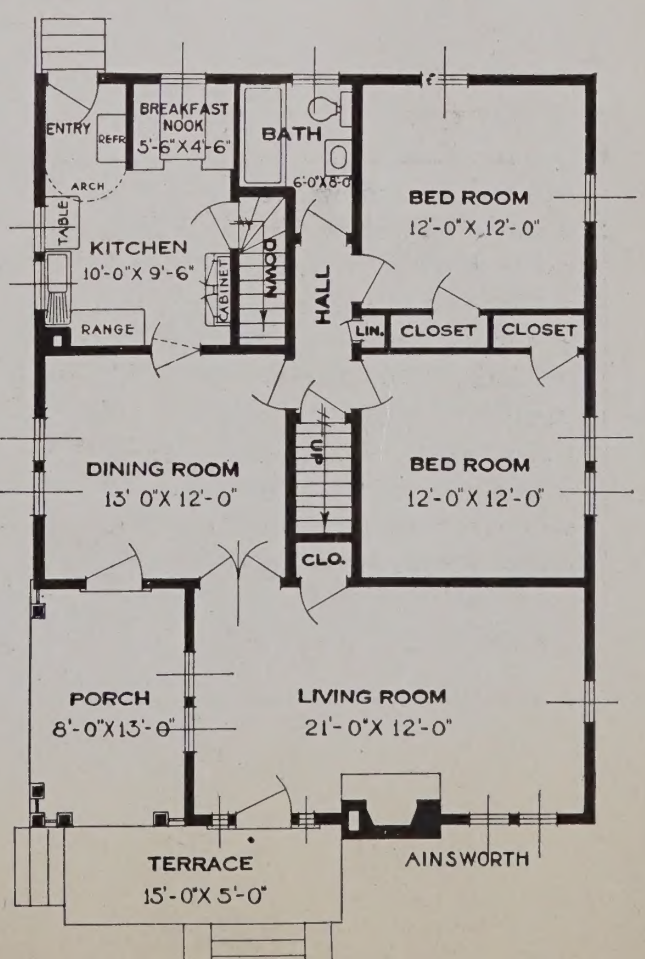
# The ROSAMOND

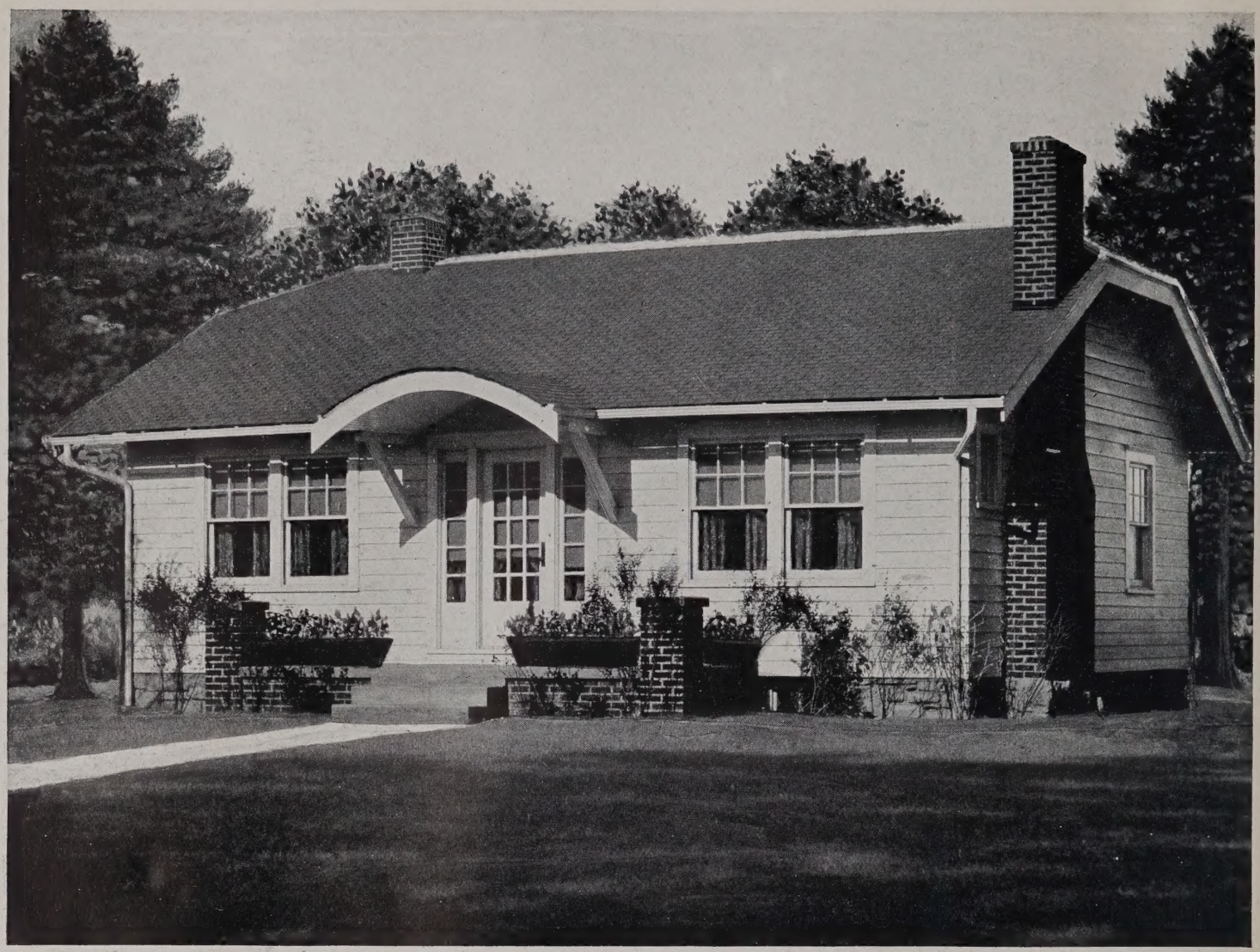
The Rosamond is offered as complete proof that art can be added to a home withoutunnecessary expense. Here will be found the distinguishing earmarks of Colonialarchitecture combined with the simplest and most economical construction.



# The AINSWORTH

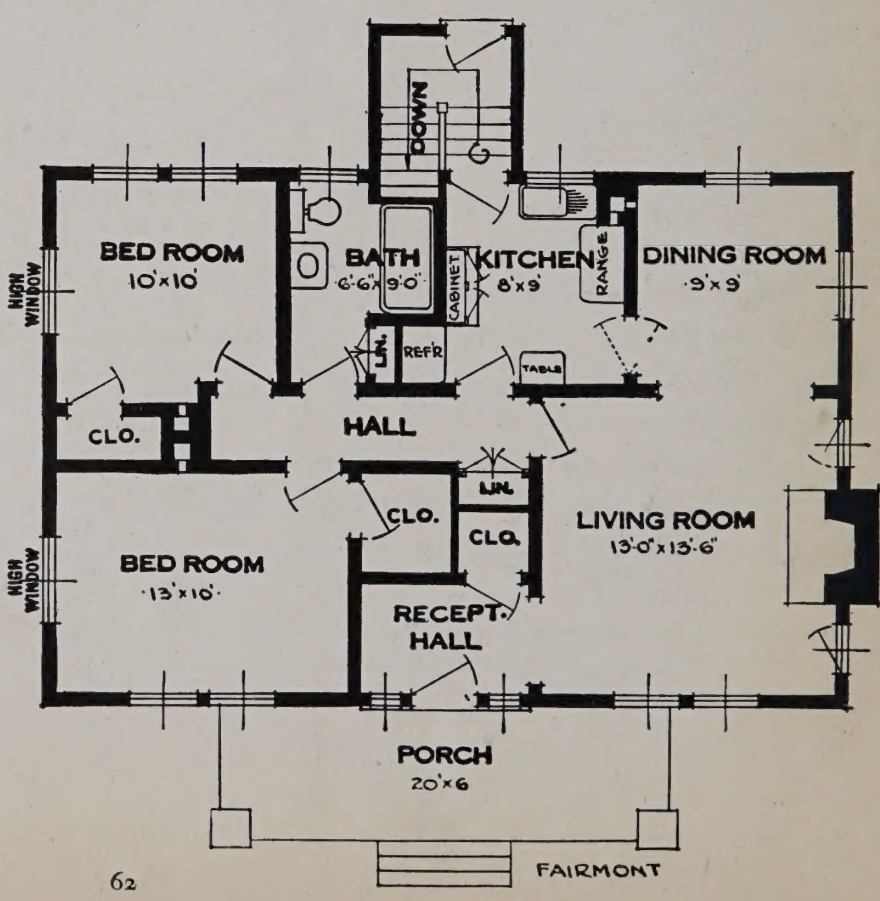
Prizes have been offered for the improvement of the floor plan of The Ainsworth, but it is so complete in every detail that changes are hard to figure out. The living room has a space and a place for every piece of modern furniture. The dining room, breakfast nook and kitchen are all just as they should be for a bungalow, and the bedrooms and bath could not be bettered for their size.





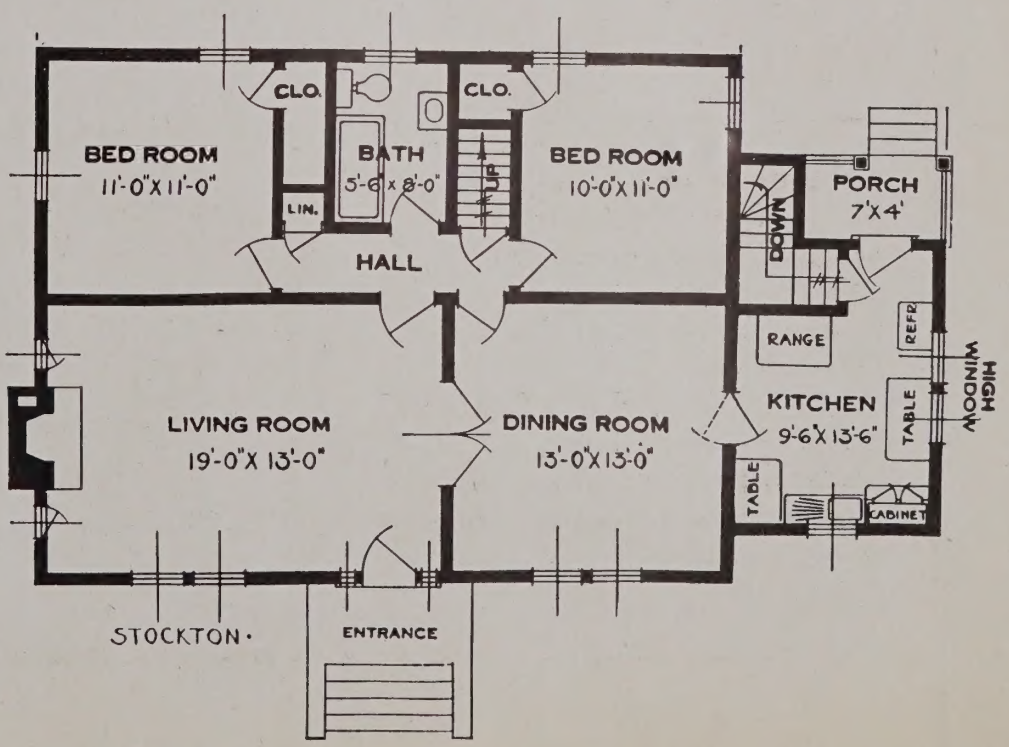
# The FAIRMONT

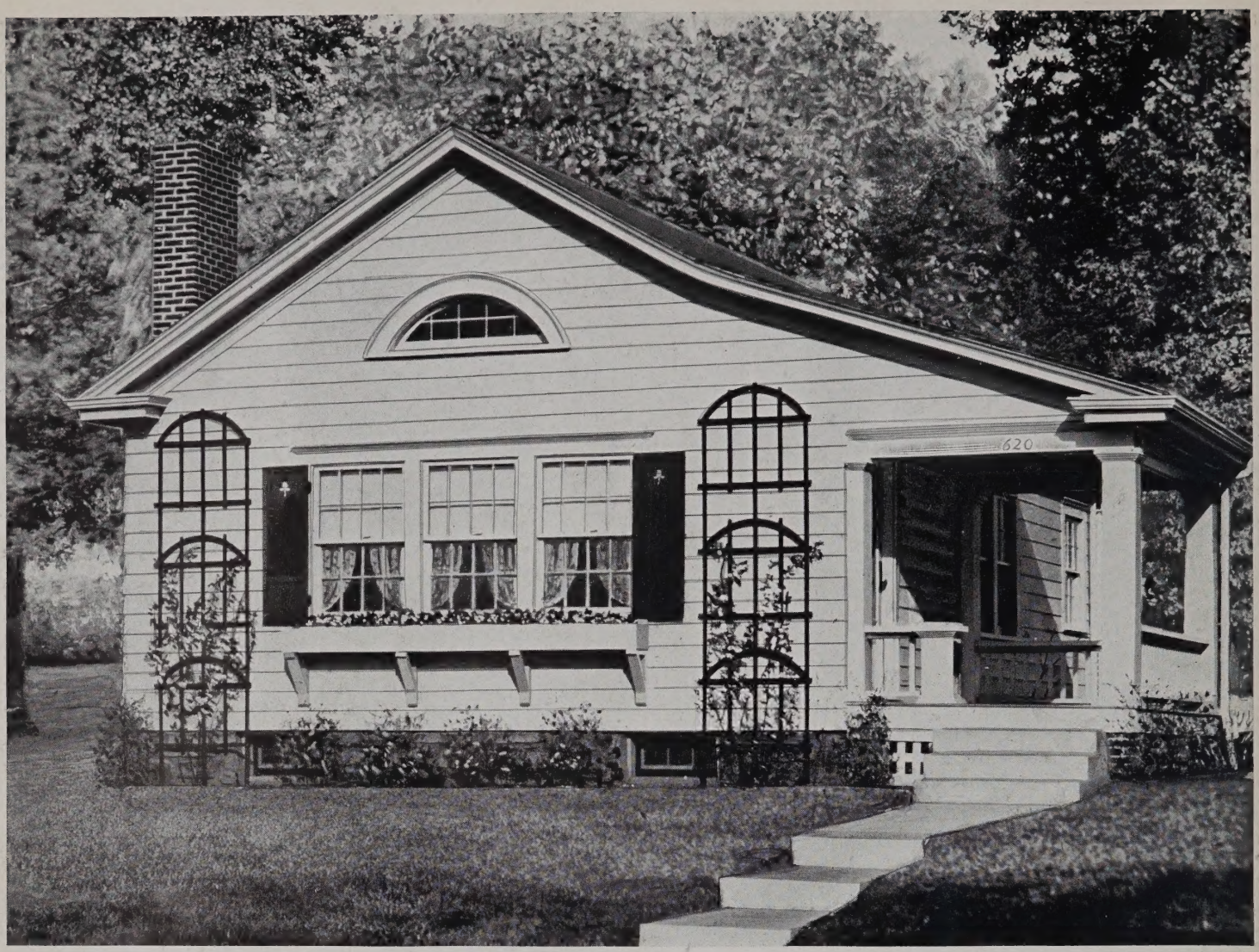
Hundreds of hearts yearn for a fuller, freer life in a beautiful little bungalow like The Fairmont. In small, convenient homes, life is longer, because there is less labor and the hearts are lighter. Dodging unnecessary drudgery in housework is simply applying twentieth-century efficiency methods to the business of housekeeping.



# The STOCKTON

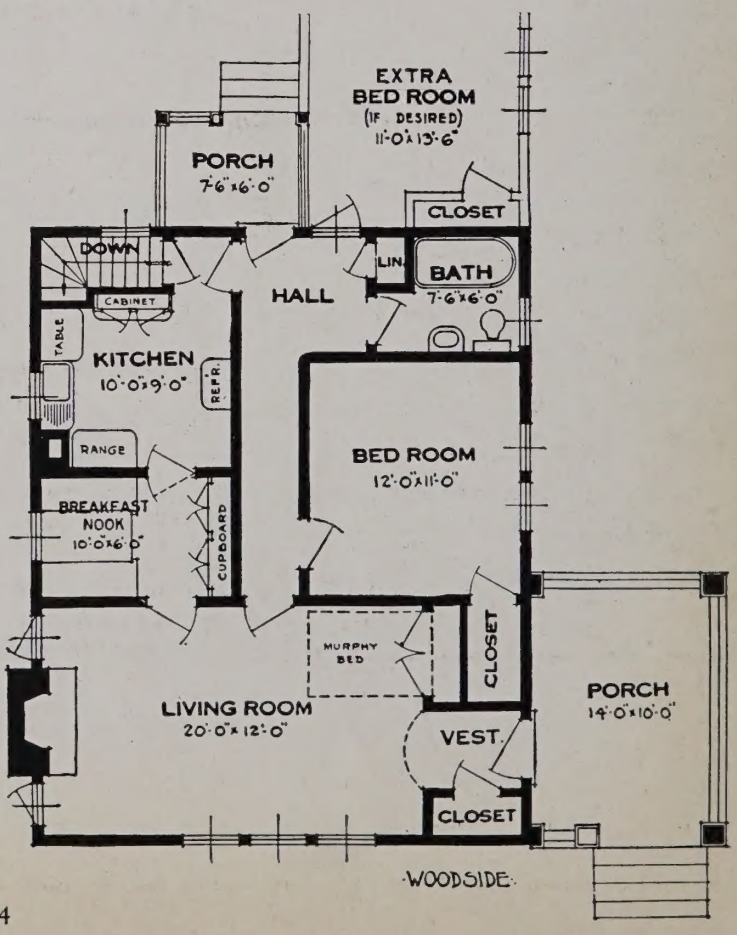
For a small home The Stockton is an architectural gem. What a difference a little careful planning and the expenditure of a few extra dollars make in the appearance of a home.





# The WOODSIDE

If more floor space per dollar is wanted in a home, without the sacrifice of architectural correctness, The Woodside will meet with much favor, for not only is it spacious, but unusually attractive as well, and a study of its floor plan will convince one readily of its many time- and labor-saving features.



# Special Plans at Small Cost

¶ We are pleased to announce that our Architectural Department is now in position to prepare special plans for dwellings and other buildings to be used for residential purposes.

¶ This change of policy has been brought about by the growing demand for special plans with the time and labor-saving features offered in our regular standardized, stock plans which have become known throughout America.

¶ For over ten years we have declined special architectural work of all kinds, as we felt that our task of improving our plan books from year to year was great enough.

¶ But many calls from all quarters for special plans have brought us to the decision to offer the services of our Architectural Department to those who wish not only special floor plans and changes in our stock plans, but also to those who wish plans prepared for their own special designs.

¶ Our draftsmen are efficient and fast and can prepare plans at prices below the usual cost for such work.

¶ In asking for estimates, send sketches of the floor plans and elevations wanted and definite prices will be quoted by return mail.


STANDARD HOMES COMPANY

Colorado Building

WASHINGTON, D. C.



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# OWN YOUR OWN HOME

YOU CAN pay for your own home with the money you are paying out for rent, if you have the will to do so.

THE rent you are now paying will soon cover the entire cost of the premises you occupy, but the property will still remain in the name of the landlord, and all you will have to show for the money spent will be the rent receipts.

MONEY paid out for rent is a permanent investment which pays no dividends and cannot be converted into cash.

WHY not resolve now that you will arrange to apply a large part of your rent money in future on a home of your own.

OUR little book, *"How to Build and Finance Your Home,"* explains in simple terms just how you can have your new home constructed at first cost, on terms you can afford.

WE will gladly send you a copy of this book free on request, also an itemized cost chart which gives the approximate cost of each home shown herein.

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